LOT 18 TURKEY HAVEN S/D UNREC:
COMM NE COR OF NW1/4, RUN S
46.30 FT, W 652.86 FT FOR POB,

CHOUINARD SHAWN
876 ENCLAVE AT HARDEN CIR
LAKELAND, FL 33813-2034

2026

32-5S-16-03737-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	95,285
TOTAL MARKET VALUE	102,285
SOH/AGL Deduction	24,362
ASSESSED VALUE	77,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,923
TOTAL JUST VALUE	102,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2015	10/03/2014	QC	U	V	11	100
GRANTOR: JEAN-MARC AND SHAWN C						
GRANTEE: SHAWN CHOUINARD						
1071/2301	1/12/2006	WD	Q	V		92,000
GRANTOR: COLON & BROWN (JTWRS)						
GRANTEE: JEAN-MARC AND SHAWN						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,285							

REVIEW DATE 11/13/2019 BY BC Total Acres: 10.03 Total Land Value: 95,285 Market: 0 Agricultural: 0 Common: 95,285 PRINTED 11/21/2025 BY SYS