AKA LOT 7B TURKEY CROSSING UNR: OF SEC, S 1340.46 FT TO E R/W OF RD, SW ALONG R/W 109.45 FT, CONT

CRUZ JULIAN/CRUZ ASHLEY
340 NW TURKEY GLN
FORT WHITE, FL 32038

2026

32-5S-16-03745-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

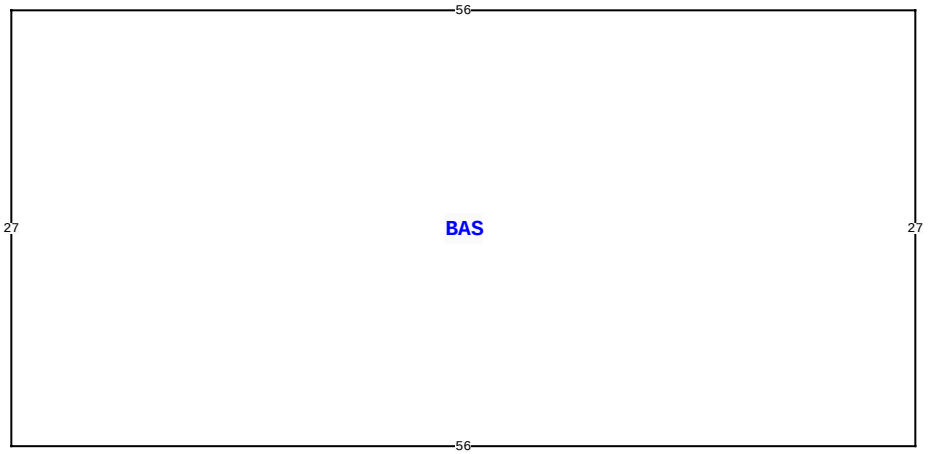
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	106,241
TOTALS	1,512			1,512	106,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.0000	108.10	163,447	2005	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2023 Heated Area: 1512 HX Base Yr 2023



340 SW TURKEY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,241
TOTAL MARKET OB/XF VALUE		14,250
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		170,691
SOH/AGL Deduction		1,059
ASSESSED VALUE		169,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,910
TOTAL JUST VALUE		170,691
NCON VALUE		7,250
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051247	Storage Building	9,098	10/24/2024
23011	M H	340	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1627	6/08/2022	WD	Q	I	01	182,500
GRANTOR: RODCAT PROPERTIES LLC						
GRANTEE: CRUZ JULIAN						
1456/628	12/30/2021	WD	Q	I	01	100,000
GRANTOR: REGISTER MARK H						
GRANTEE: RODCAT PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	7,250.00	7,250.00	100	2026	2025		100	7,250	

LAND DESCRIPTION

TOTAL OB/XF 14,250

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 01/16/2025 BY JB Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 11/17/2025 BY SYS