

E DIV: LOT 6 & BEG NE COR LOT 13  
 FT, NW 114.2 FT, E 16.7 FT TO PO  
 OF LOT 13 OPAL'S ADDITION.

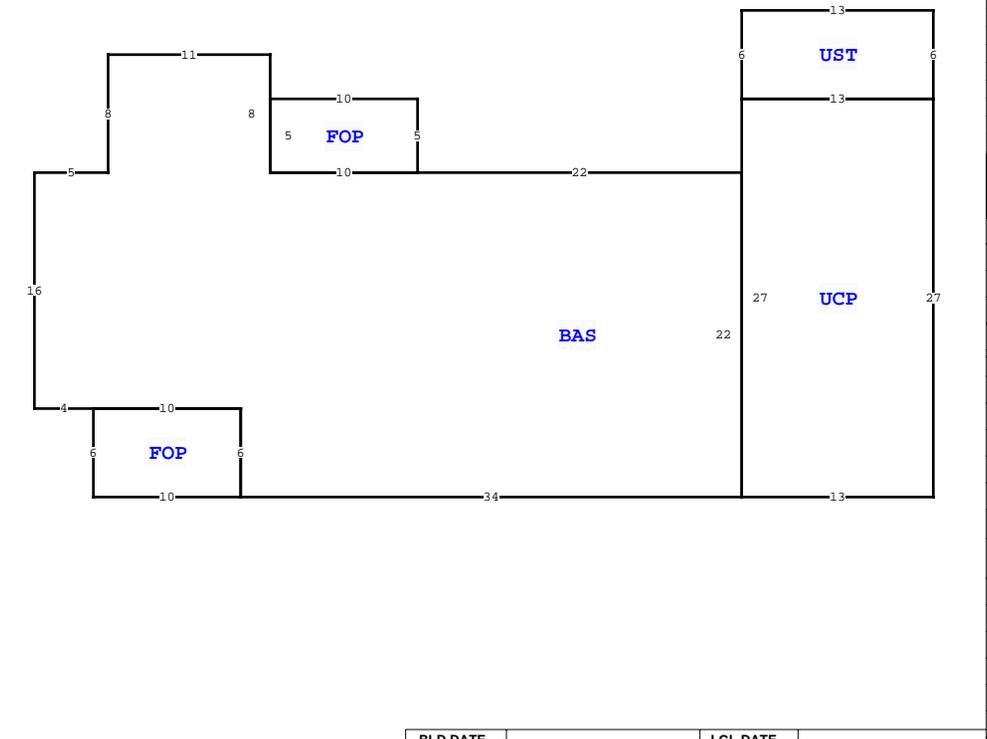
TURNER SANDY B  
 964 SE MONROE ST  
 LAKE CITY, FL 32055

**2026**

00-00-00-12945-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,198	86.9200	99.09	118,710	1955	1955	0	0	35.00	65.00



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
860317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100		1,060	68,273
FOP	50	30		15	966
FOP	60	30		18	1,160
UCP	351	20		70	4,508
UST	78	45		35	2,254
TOTALS	1,599			1,198	77,162

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,162
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	7,674
TOTAL MARKET VALUE	85,036
SOH/AGL Deduction	43,397
ASSESSED VALUE	41,639
TOTAL EXEMPTION VALUE	25,000
BASE TAXABLE VALUE	16,639
TOTAL JUST VALUE	85,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
504	MAINT/ALTR	25	05/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0405	4/26/1996	WD	Q	I		35,000
GRANTOR: KEITH RETESS						
GRANTEE: SANDY B TURNER						
0784/0046	12/22/1993	WD	Q	I		24,000
GRANTOR: THOMAS SIMPSON						
GRANTEE: KEITH A RETESS						

EXTRA FEATURES																
L N	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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-	370.00	115.00	8,078.00	SF		1.00	1.00	1.00	0.95	0.95	7,674							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 FOP= N5 W10 S5 E10\$W10 N8 W11 S8 W5 S16 E4 FOP= S6 E10 N6 W10\$ E10 S6 E34 UCP= E13 N27 UST= N6 W13 S6 E13\$ W13 S27\$ N22\$.	

TOTAL OB/XF	
200	