THE NORTHERN PORTION OF LOT
11 10TH FAIRWAY VILLAS S/D
DESC AS FOLLOWS: BEG AT NE COR

MCKEON BILL
1308 TURTLE DUNES CT
PONTE VEDRA BEACH, FL 32082

2027

01-4S-16-02678-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

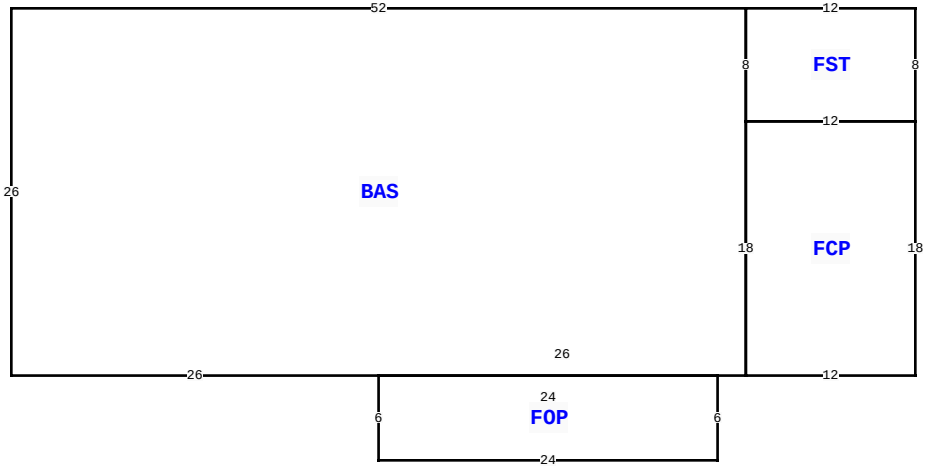
NEIGHBORHOOD/LOC 1416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	111,968
FCP	216	25		54	4,472
FOP	144	30		43	3,561
FST	96	55		53	4,389
TOTALS	1,808			1,502	124,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,502	115.8300	127.41	191,370	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr



175 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC,PAVMT	0	0	12	72	864.00	UT	1.40	1.40	85	0	0	3	85	1,028	
4	0296	SHED METAL	0	0	14	22	308.00	UT	4.50	4.50	100	1993	1993	3	100	1,386	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,390
TOTAL MARKET OB/XF VALUE	3,764
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	153,154
SOH/AGL Deduction	0
ASSESSED VALUE	153,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,154
TOTAL JUST VALUE	153,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046732	Roof Replacement	11,070	03/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0823/0210	5/24/1996	TD	Q	I		57,000
GRANTOR: VICTORIA LANG TRUSTEE						
GRANTEE: BILL MCKEON						
0763/0692	7/30/1992	WD	Q	I		53,000
GRANTOR: BRUCE URBAN						
GRANTEE: KAY KURTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E26 FOP= S6 E24N6 W24$ E26 FCP= E12 N18 W12 S18$ N18 FST= E12 N8 W12 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,764

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.48 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS