

LOT 12 TURKEY RUN S/D.  
1005-707, WD 1035-2841, WD 1065  
-1193, WD 1221-2539, WD 1298-

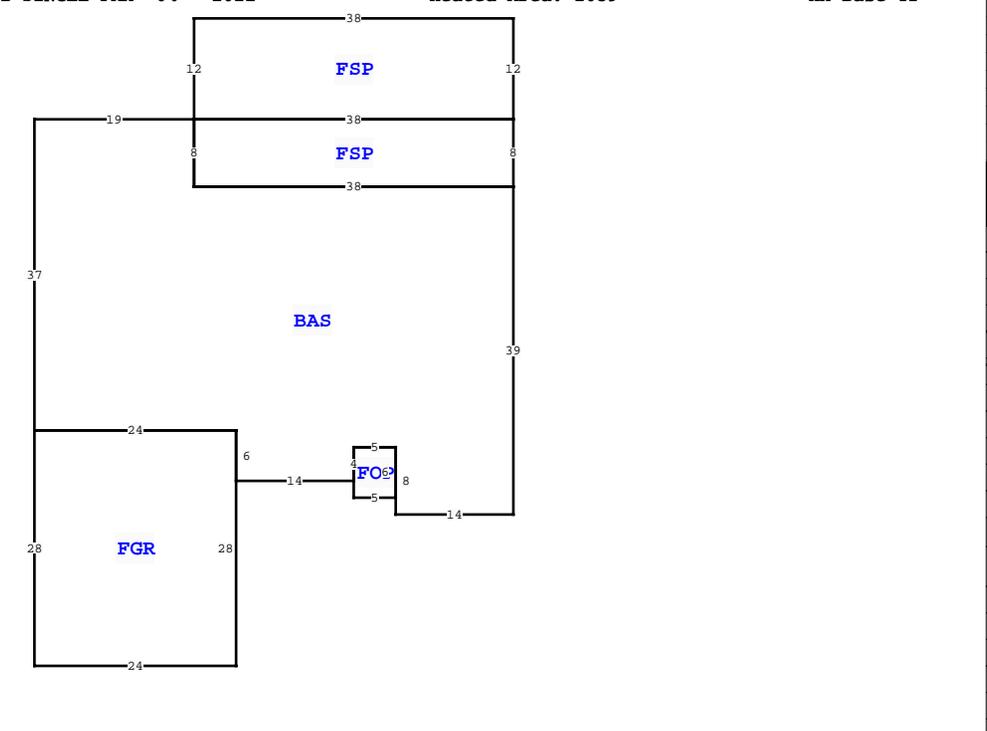
KREUSER JAMES PETER  
339 SW PHILLIPS CIR  
LAKE CITY, FL 32024

2026

03-4S-16-02739-212

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,722	114.4640	130.49	355,194	2005	2005	0	0	20.00	80.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100		2,039	212,855
FGR	672	55		370	38,625
FOP	30	30		9	939
FSP	304	40		122	12,736
FSP	456	40		182	18,999
<b>TOTALS</b>	<b>3,501</b>			<b>2,722</b>	<b>284,155</b>

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	0	0	0	1,399.00	UT	2.50	2.50	100	2005	2005	3	100	3,498	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		284,155	
TOTAL MARKET OB/XF VALUE		5,498	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		324,653	
SOH/AGL Deduction		0	
ASSESSED VALUE		324,653	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		324,653	
TOTAL JUST VALUE		324,653	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048336	Roof Replacement	24,725	10/04/2023
22886	SFR	609	03/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1419/2528	9/22/2020	WD Q	Q	I	01	245,500
GRANTOR: JOHN & SHARON O'HARE						
GRANTEE: JAMES PETER KREUSER						
1360/1181	5/18/2018	WD Q	Q	I	01	211,000
GRANTOR: BRIAN J MILLER & KIMB						
GRANTEE: JOHN & SHARON O'HAR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 S37 FGR= S28 E24 N28 W24\$ E24 S6 E14 FOP= S2 E5 N6 W5 S4\$ N4 E5 S8 E14 N39 FSP= N8 FSP= N12 W38 S12 E38\$ W38 S8 E38\$ W38 N8\$.	