

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

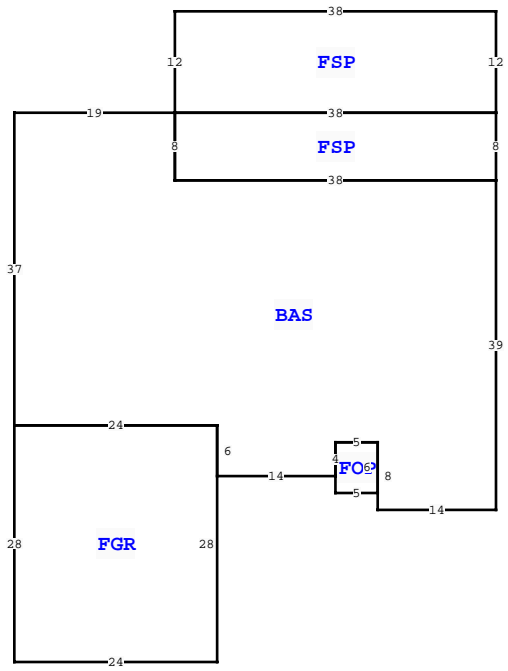
KREUSER JAMES PETER  
339 SW PHILLIPS CIR  
LAKE CITY, FL 32024

**2026**

03-4S-16-02739-212

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,039	100	
FGR	672	55	
FOP	30	30	
FSP	304	40	
FSP	456	40	
TOTALS	3,501		

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	128.20	348,960	2005	2005	0	0	20.00	80.00	
1 SINGLE FAM 0% - 2021 Heated Area: 2039 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			279,168
TOTAL MARKET OB/XF VALUE			5,498
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			319,666
SOH/AGL Deduction			0
ASSESSED VALUE			319,666
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,666
TOTAL JUST VALUE			319,666
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1,399.00	UT	2.50	2.50	100	2005
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												
5,498												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00

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

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\$.												

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
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00