LOT 27 TURKEY RUN S/D.

WD 1041-1497, WD 1356-105, WD 13

BOLINE TONY F/BOLINE MARYANN
180 SW ETHEL GLN
LAKE CITY, FL 32024

2027

03-4S-16-02739-227

BUILDING CHARACTERISTICS

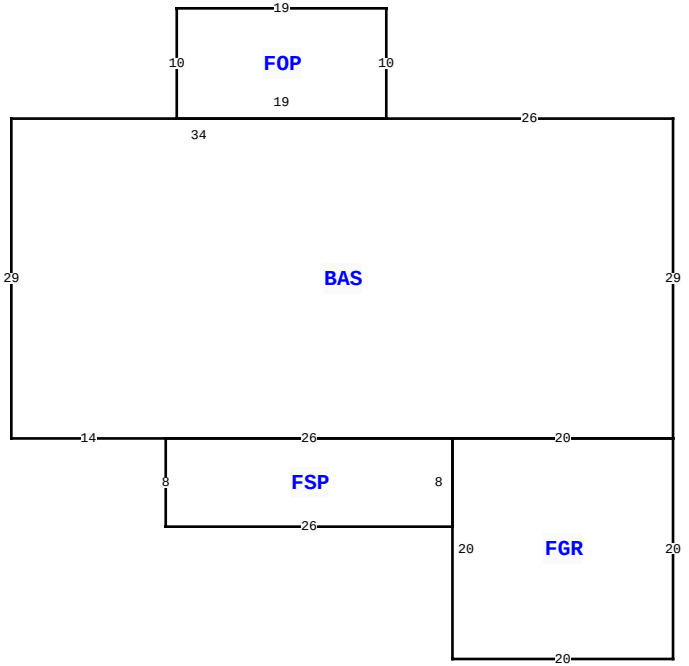
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	216,193
FGR	400	55		220	27,335
FOP	190	30		57	7,082
FSP	208	40		83	10,313
TOTALS	2,538			2,100	260,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	120.1662	132.18	277,578	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1740 HX Base Yr 2026



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

180 SW ETHEL GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,923
TOTAL MARKET OB/XF VALUE		7,063
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,986
SOH/AGL Deduction		28,386
ASSESSED VALUE		274,600
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,189
TOTAL JUST VALUE		302,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37838	SFR	906	03/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1572	12/23/2025	WD	Q	I	01	342,000
GRANTOR: PAUL MICHAEL R						
GRANTEE: BOLINE TONY F						
1469/2466	6/17/2022	WD	Q	I	01	315,000
GRANTOR: BISHOP BASIL						
GRANTEE: PAUL MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W34 S29 E14 E26 E20 N29 $
FGR=[ORIG=-20,29] S20 E20 N20 W20 $
FSP=[ORIG=-46,29] S8 E26 N8 W26 $
FOP=[ORIG=-26,0] N10 W19 S10 E19 $
.

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	0166	CONC,PAVMT	0	100	0	0	828.00	UT	2.25	2.25	100	2019	2019	3	100	1,863	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,063

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/15/2026 BY TP Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS