LOT 4 BLOCK 9 LAKEWOOD S/D.

634-247, 775-2327,2329, WD 1041-

TURKEY CREEK PHASE 1, LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2027

05-4S-17-07836-000

BUILDING CHARACTERISTICS

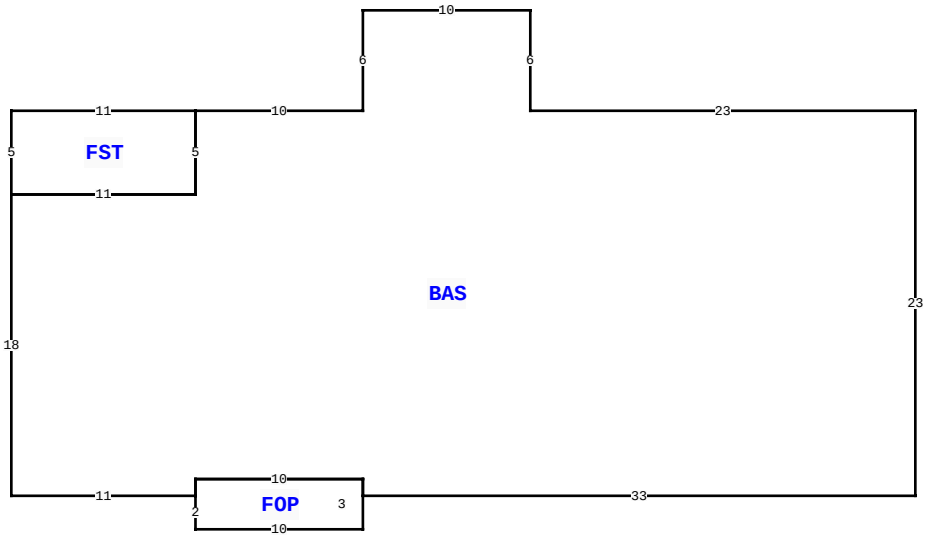
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100		1,237	73,354
FOP	30	30		9	534
FST	55	55		30	1,779
TOTALS	1,322			1,276	75,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	82.9350	91.23	116,409	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1237 HX Base Yr



1395 SE LOQUAT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	50	2003	2003	3	50	250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,666
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	18,750
TOTAL MARKET VALUE	94,666
SOH/AGL Deduction	0
ASSESSED VALUE	94,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,666
TOTAL JUST VALUE	94,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1353	1/30/2026	WD	U	I	37	60,000
GRANTOR: ALAKAY LLC						
GRANTEE: TURKEY CREEK PHASE						
1283/2522	10/29/2014	WD	Q	I	01	118,800
GRANTOR: GLENN J HUNTER LLC						
GRANTEE: ALAKAY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N6 W10 S6 W10 FST= W11 S5 E11 N5$ S5 W11 S18 E11
FOP= S2 E10 N3 W10 S1$ N1 E10S1 E33 N23$.

LAND DESCRIPTION

TOTAL OB/XF 250

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	0		*RSF-	280.00	150.00	12,000.00	SF		1.00	1.00	1.25	1.25	1.56	18,750							

REVIEW DATE 07/01/2026 BY TP Total Acres: 0.28 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/17/2026 BY SYS