COMM NW COR OF SW1/4 OF NE1/4, R
FT FOR POB, CONT E 269.55 FT, S
W 269.52 FT, N 149.84 FT TO POB.

TURNER JERRY/TURNER PHILLIP
342 SW MARVIN BURNETT RD
LAKE CITY, FL 32025

**2027**

**07-4S-17-08109-005**

## BUILDING CHARACTERISTICS

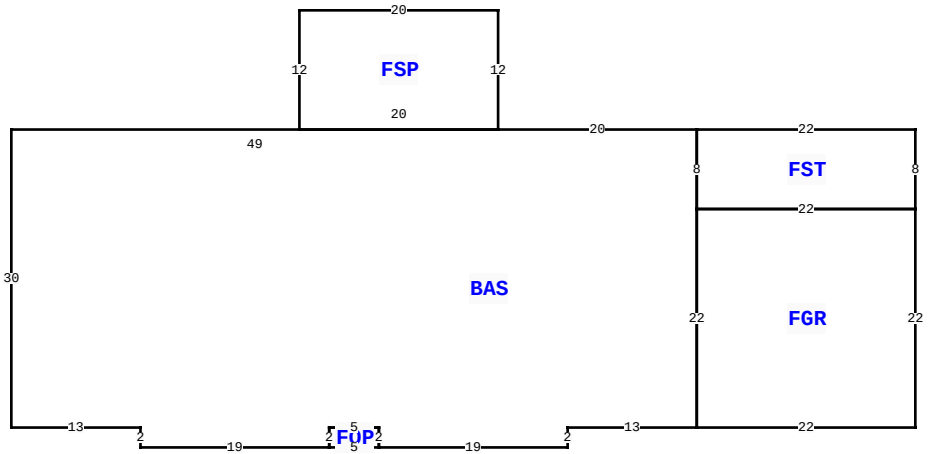
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 7417.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,146 | 100 | | 2,146 | 166,161 |
| FGR | 484 | 55 | | 266 | 20,596 |
| FOP | 10 | 30 | | 3 | 232 |
| FSP | 240 | 40 | | 96 | 7,433 |
| FST | 176 | 55 | | 97 | 7,511 |
| TOTALS | 3,056 | | | 2,608 | 201,932 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,608 | 108.2880 | 119.12 | 310,665 | 1976 | 1976 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2146 HX Base Yr




342 SW MARVIN BURNETT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0081 | DECKING WI | 0 | 0 | 8 | 20 | 160.00 | UT | 6.00 | 6.00 | 100 | 1993 | 1993 | 3 | 100 | 960 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 201,932 |
| TOTAL MARKET OB/XF VALUE | 3,360 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 223,792 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 223,792 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 223,792 |
| TOTAL JUST VALUE | 223,792 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 227,454 |

SALE:2:1: WAS LINDA MORGAN - DIVORCE

LAND:1:1: 0.90 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1566/1568 | 4/23/2026 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (TURNE | | | | | | |
| GRANTEE: TURNER JERRY | | | | | | |
| 0839/1398 | 5/14/1997 | WD | Q | I | | 86,900 |
| GRANTOR: LINDA PITTMAN FKA LI | | | | | | |
| GRANTEE: TURNER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FSP= N12 W20 S12 E20$ W49 S30 E13 S2 E19 FOP= E5 N2 W5 S2$ N2 E5 S2 E19 N2 E13 FGR= E22 N22 W22 S22$ N22FST= E22 N8 W22 S8$ N8$.

## LAND DESCRIPTION

TOTAL OB/XF 3,360

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 03/28/2017 BY DF Total Acres: 0.93 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS