

LOTS 27 & 28 ROLLING OAKS S/D.
678-593, 809-1184, 865-925, 1241

EADIE-TURNER ERICA
532 NW BRINKLEY TER
LAKE CITY, FL 32055

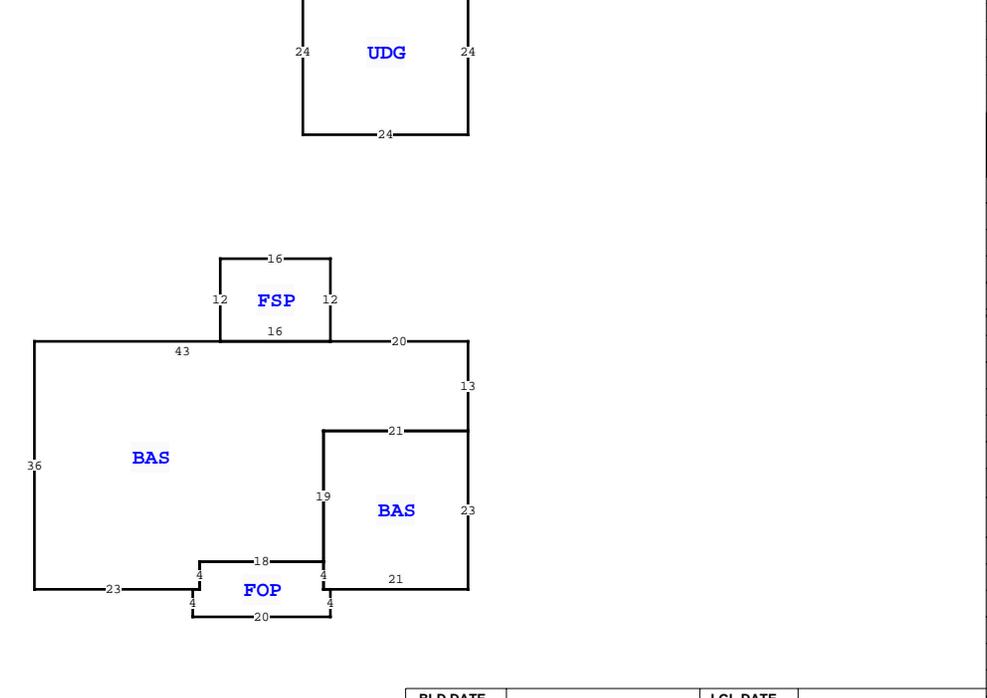
2026

09-3S-16-02049-127

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,636	118.0800	134.61	354,832	1996	1996		0	0	29.73	70.27

1 SINGLE FAM 100% - 2021 Heated Area: 2196 HX Base Yr 2021



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100		483	45,687
BAS	1,713	100		1,713	162,033
FOP	152	30		46	4,351
FSP	192	40		77	7,283
UDG	576	55		317	29,985
TOTALS	3,116			2,636	249,340

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	100	0	0	224.00	UT	1.50	1.50	100	1996	1996	3	100	336	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.50	2.50	100	2008	2008	3	100	720	
4	0260	PAVEMENT-A	0	100	10	380	3,800.00	UT	1.00	1.00	100	2008	2008	3	100	3,800	
5	0020	BARN, FR	0	100	24	24	576.00	UT	14.00	14.00	100	2008	2008	3	100	8,064	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	26,000.00	26,000.00	100	2023	2022		100	26,000	

532 NW BRINKLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			249,340
TOTAL MARKET OB/XF VALUE			43,620
TOTAL LAND VALUE - MARKET			93,500
TOTAL MARKET VALUE			386,460
SOH/AGL Deduction			54,506
ASSESSED VALUE			331,954
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			280,543
TOTAL JUST VALUE			386,460
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055513	Electrical Servic		04/17/2026
000055500	Right-of-Way Acce		04/15/2026
40926	REMODEL	0	11/20/2020
11474	SFR	270	08/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0169	7/13/2020	WD	Q	I	01	335,000
GRANTOR: CATHY M TUELL						
GRANTEE: ERICA EADIE-TURNER						
1241/1780	9/14/2012	WD	U	V	37	40,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: DONALD T & CATHY M						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W20 W43 S36 E23 E1 N4 E18 N19 E21 N13 \$												
UDG=[ORIG=0,-30] N24 W24 S24 E24 \$												
BAS=[ORIG=-21,32] S4 E21 N23 W21 S19 \$												
FSP=[ORIG=-20,0] N12 W16 S12 E16 \$												
FOP=[ORIG=-40,36] S4 E20 N4 W1 N4 W18 S4 W1 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	55,000.00	46,750.00	46,750								
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	55,000.00	46,750.00	46,750								