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

BUILDING CHARACTERISTICS

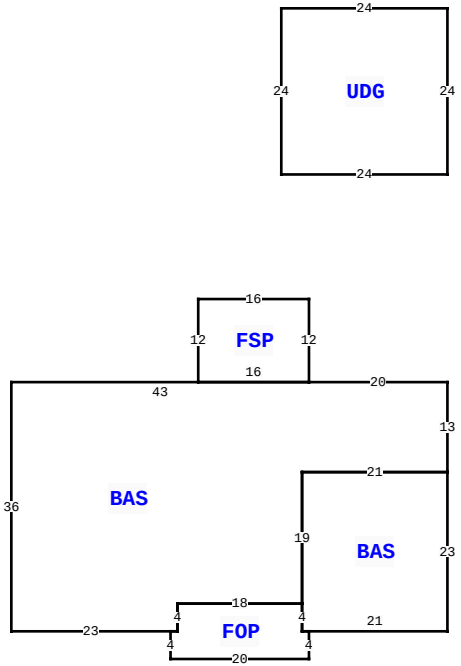
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100		483	44,886
BAS	1,713	100		1,713	159,192
FOP	152	30		46	4,275
FSP	192	40		77	7,156
UDG	576	55		317	29,459
TOTALS	3,116			2,636	244,969

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	132.25	348,611	1996	1996	0	0	0	29.73	70.27

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



532 NW BRINKLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		244,969
TOTAL MARKET OB/XF VALUE		43,620
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		382,089
SOH/AGL Deduction		50,135
ASSESSED VALUE		331,954
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,543
TOTAL JUST VALUE		382,089
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 43,620

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		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							

REVIEW DATE 04/27/2026 BY TW Total Acres: 11.15 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 06/22/2026 BY SYS