

LOT 18 BLOCK B DEERHAVEN S/D UNR  
 COMM SW COR OF W1/2 OF SE1/4, RU  
 N R/W WEEKS RD, E ALONG R/W TO I

TURNER RAYMOND SR/TURNER DANIEL  
 371 SE CHEDDAR CT  
 LAKE CITY, FL 32055

2026

13-4S-17-08335-038

| BUILDING CHARACTERISTICS   |                  |              |                      |              |                      |          |       |          |                | MARKET ADJUSTMENTS  |         |             |             |                |                 |                |            |                             |      | COLUMBIA COUNTY PROPERTY   |        |                   |    |        |  |  |  |  |  |  |  |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|----------|----------------|---|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION |                      |              |                      |          |       |          |                | TYPE  | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT | NORM   | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |          |                |   |         |             |             |                |                 |                |            |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 7,990<br>TOTAL LAND VALUE - MARKET 11,000<br>TOTAL MARKET VALUE 18,990<br>SOH/AGL Deduction 924<br>ASSESSED VALUE 18,066<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 18,066<br>TOTAL JUST VALUE 18,990<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 18,990 |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |          |                |   |         |             |             |                |                 |                |            |                             |      | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1455/487 12/20/2021 QC U I 11 100<br>GRANTOR: TURNER DANIEL<br>GRANTEE: TURNER DANIEL<br>1445/1132 8/18/2021 QC U I 11 100<br>GRANTOR: LEXINGTON ESTATES LLC<br>GRANTEE: TURNER RAYMOND SR   |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 0700 MISC IMPROVED  |                  |              |                      |              |                      |          |       |          |                | PERMIT NUM 000042137 DESCRIPTION Mobile Home AMT 125 ISSUED 06/14/2021                  |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 04  |                  |              |                      |              |                      |          |       |          |                | 14629 M H 125 10/16/1998  |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 13417.010 1.00/   |                  |              |                      |              |                      |          |       |          |                |   |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |          |                |   |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |          |                | BLD DATE 11/13/1998 MO LGL DATE<br>XF DATE LAND DATE 04/29/2025 MLU<br>INC DATE AG DATE |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES   |                  |              |                      |              |                      |          |       |          |                | 399 SE SULTON LOOP, LAKE CITY   |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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  | 0120             | CLFENCE 4    | 0                    | 0            | 0                    | 220.00   | UT    | 4.50     | 4.50           | 100   | 2005    | 2005        | 3           | 100            | 990             |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 2  | 9945             | Well/Sept    | 0                    | 0            | 0                    | 1.00     | UT    | 7,000.00 | 7,000.00       | 100   |         |             | 3           | 100            | 7,000           |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |          |       |          |                | TOTAL OB/XF 7,990   |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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  | 0700             | C            | MISC RES             | 0            |                      | A-1      | 0.00  | 0.00     | 1.00           | LT  |         | 1.00        | 1.00        | 1.00           | 11,000.00       | 11,000.00      | 11,000     |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 09/03/2021 BY RP Total Acres: 1.04 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 06/09/2026 BY SYS |                  |              |                      |              |                      |          |       |          |                |   |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |