BEGIN AT SE COR OF SW 1/4 OF SEC
31 DEG E 281.46 FT, N 38 DEG E 8
172.12 FT, S 306.31 FT TO POB.

TURKEY CREEK COLUMBIA COUNTY HOA, INC
119 NW KIRSTIN DR
LAKE CITY, FL 32055

2026

14-3S-16-02117-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,625
TOTAL MARKET VALUE	78
SOH/AGL Deduction	0
ASSESSED VALUE	78
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78
TOTAL JUST VALUE	14,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/1417	5/02/2023	QC	U	V	11	100

GRANTOR: JORDAN & FAISAL CORP

GRANTEE: TURKEY CREEK COLUMB

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2026 MLU
AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	1.96	AC		1.00	1.00	1.00	40.00	40.00	78							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.95	AC		1.00	1.00	0.50	15,000.00	7,500.00	14,625							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.96 Total Land Value: 78 Market: 14,625 Agricultural: 78 Common: 0 PRINTED 06/23/2026 BY SYS