BEG SW COR OF NW1/4 OF SE1/4, E
FT TO S R/W CR-252, SE ALONG R/W
301.75 FT TO S LINE OF NW1/4 OF

TURBERVILLE DAVID DELTON/TURBERVILLE SUSANNE B
1448 SE CR 252
LAKE CITY, FL 32025

2027

16-4S-17-08381-001

BUILDING CHARACTERISTICS

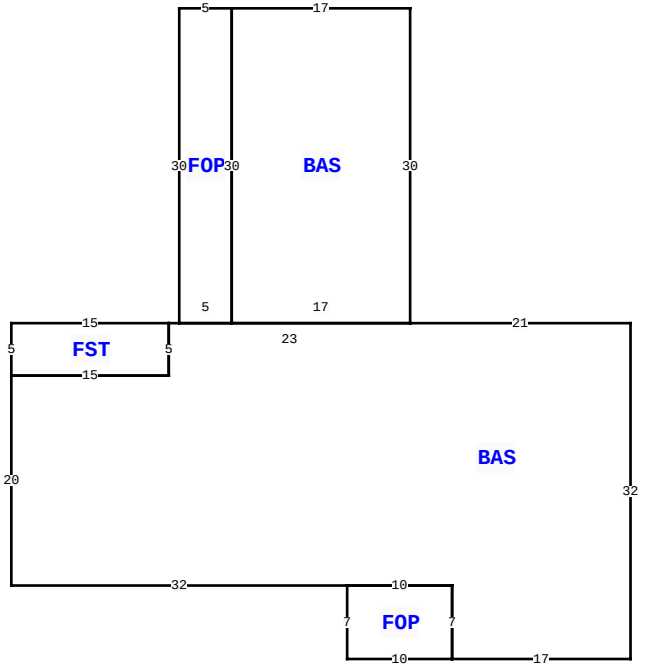
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100		510	33,051
BAS	1,519	100		1,519	98,439
FOP	70	30		21	1,361
FOP	150	30		45	2,917
FST	75	55		41	2,657
TOTALS	2,324			2,136	138,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,136	90.6368	99.70	212,959	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2029 HX Base Yr



1448 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0070	CARPORT UF	0	100	24	40	1.00	UT	0.00	0.00	100	1998	1998	3	100	3,500	
3	0166	CONC,PAVMT	0	100	0	0	1,008.00	UT	2.00	2.00	100	2017	2017	3	100	2,016	
4	0031	BARN,MT AE	0	100	40	28	1,120.00	UT	6.60	6.60	100	2017	2017	3	100	7,392	
5	0060	CARPORT F	0	100	24	16	384.00	UT	3.50	3.50	100	2017	2017	3	100	1,344	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,423
TOTAL MARKET OB/XF VALUE		18,802
TOTAL LAND VALUE - MARKET		30,200
TOTAL MARKET VALUE		187,425
SOH/AGL Deduction		46,340
ASSESSED VALUE		141,085
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,674
TOTAL JUST VALUE		187,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40019	GENERATOR	0	06/23/2020
17985	SFR	104	02/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1	9/22/2026	LE	U	I	14	100
GRANTOR: TURBERVILLE DAVID DEL						
GRANTEE: TURBERVILLE JASON S						
0617/0523	3/12/1987	WD	U	I		0
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N30 W17 FOP= W5 S30 E5 N30$ S30 E17 $ W23 FST= W15 S5 E15N5$S5 W15 S20 E32 FOP= S7 E10 N7 W10$ E10 S7 E17 N32$.

LAND DESCRIPTION

TOTAL OB/XF 18,802

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	3.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,200							

REVIEW DATE 07/02/2020 BY BC Total Acres: 3.02 Total Land Value: 30,200 Market: 0 Agricultural: 0 Common: 30,200 PRINTED 11/17/2026 BY SYS