

LOT 4 FIVE POINTS ACRES S/D UNIT
491-645, 544-102, 816-1818,1819,

TURNER DANIEL LEE/TURNER DANIELLE
371 SE CHADDAR CT
LAKE CITY, FL 32025

2026

17-3S-17-04967-064
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	02	WOOD FRAME		100	
Stories		0		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	03			03	
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		07	
NEIGHBORHOOD/LOC	17317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	42,250
TOTALS	1,620			1,620	42,250

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,620	103.5000	65.20	105,624	1992	1992	0	0	60.00	40.00
3 MOBILE HME 0% - 2022			Heated Area: 1620			HX Base Yr					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		42,250
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		66,450
SOH/AGL Deduction		12,156
ASSESSED VALUE		54,294
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		54,294
TOTAL JUST VALUE		66,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40585	M H	0	09/23/2020
10751	M H	125	02/14/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/503	12/20/2021	QC	U	I	11	100

GRANTOR: TUNER DANIEL
GRANTEE: TURNER DANIEL
1415/1691 7/02/2020 QC U V 11 100
GRANTOR: DEAN & LYNN HACKETT
GRANTEE: DANIEL LEE TURNER

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=20,4] E60 S27 W60 N27 \$	

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							