

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	40,241
TOTALS	1,620			1,620	40,241

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MOBILE HME	0%	- 2022									
				Heated Area: 1620				HX Base Yr				

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	40,241		
TOTAL MARKET OB/XF VALUE	11,700		
TOTAL LAND VALUE - MARKET	12,500		
TOTAL MARKET VALUE	64,441		
SOH/AGL Deduction	10,147		
ASSESSED VALUE	54,294		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	54,294		
TOTAL JUST VALUE	64,441		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	59,941		

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						

EXTRA FEATURES																
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	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0190	FPLC PF	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF												
11,700												

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

LAND DESCRIPTION																								
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							