

BEG SW COR OF SE1/4, RUN E 595.2  
 FT TO S R/W CR-18, SW ALONG R/W  
 1657.30 FT TO POB & COMM SW COR

HOLMAN PEGGY  
 108 SE TURTLE GLN  
 LAKE CITY, FL 32025-2899

2026

19-6S-18-10621-003



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	05	AVERAGE	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	19618.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	152,458
FGR	576	55		317	24,458
FOP	138	30		41	3,164
FSP	370	40		148	11,419
TOTALS	3,060			2,482	191,498

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2017								
Heated Area: 1976						HX Base Yr 2017					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			191,498
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			179,250
TOTAL MARKET VALUE			263,850
SOH/AGL Deduction			114,048
ASSESSED VALUE			149,802
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			98,391
TOTAL JUST VALUE			371,348
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049875	Storage Building	120,000	05/20/2024
000043387	Solar Power Syste	0	12/15/2021
000043157	Roof Replacement	26,519	12/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2283	3/28/2025	LE U		I	14	100
GRANTOR: HOLMAN PEGGY F (ENH L)						
GRANTEE: MYERS COREY (RMDR)						
1104/2703	8/29/2005	WD Q		V	01	0
GRANTOR: MICHAEL M HANLON & PE						
GRANTEE: PEGGY FAIN HOLMAN						

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	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

BUILDING NOTES			
108 SE TURTLE GLN, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W53 S10 FGR= S24 E24 N24 W24\$ E24 S18 FOP= S6 E23N6 W23\$ E23 S6 E43 N24 FSP= N10 W37 S10 E37\$ W37 N10\$.			

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.25	AC		1.00	1.00	1.00	5,000.00	5,000.00	56,250							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	445.00	445.00	10,502							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	5,000.00	5,000.00	118,000							