THE N 208.72 FT OF THE E 208.72
SE1/4 OF NE1/4.

DOUGLAS-BOYD DANITA A
2170 NW TURNER AVE
LAKE CITY, FL 32055

2027

21-3S-16-02215-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

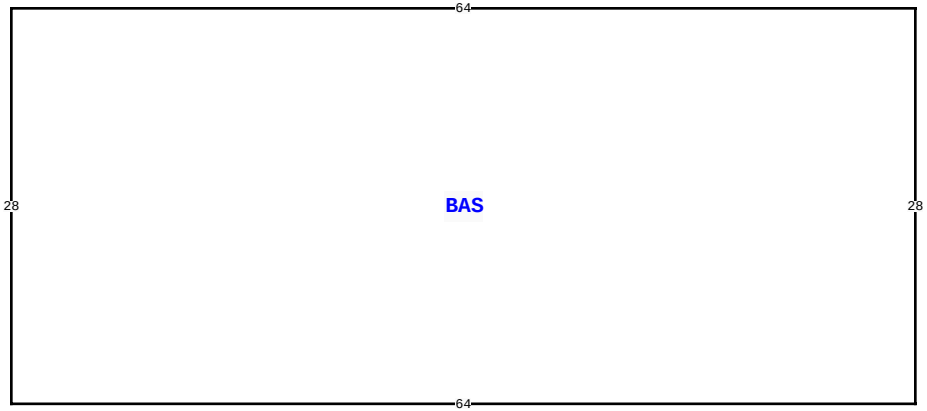
NEIGHBORHOOD/LOC 21316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	200,077
TOTALS	1,792			1,792	200,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	116.0000	127.60	228,659	2000	2015	0	0	0	12.50	87.50

2 SINGLE FAM 100% - 2024 Heated Area: 1792 HX Base Yr 2024



2170 NW TURNER AVE, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 04/16/2026 MLU

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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
2	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	50	2000	2000	3	50	120	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,077
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		220,597
SOH/AGL Deduction		0
ASSESSED VALUE		220,597
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,186
TOTAL JUST VALUE		220,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044359	Electrical Servic	0	05/05/2022
000044145	Roof Replacement	7,900	04/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2036	11/18/2022	WD	Q	I	01	225,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: DOUGLAS-BOYD DANITA						
1462/1025	3/09/2022	CT	U	I	18	88,500
GRANTOR: CLERK OF COURT						
GRANTEE: B SIMPLE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S28 E64 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS