

BEG AT NW COR OF NE1/4 OF SW 1/4
 FT, SOUTH 1284.45 FT, W 336.53 F
 FT, W 845.16 FT TO E R/W OF S R

TURK'S BIRD WORLD INC
 PO BOX 426
 SANDERSON, FL 32087

2026

21-4S-17-08638-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 179,830 TOTAL MARKET VALUE 11,432 SOH/AGL Deduction 0 ASSESSED VALUE 11,432 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,432 TOTAL JUST VALUE 179,830 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 115,605																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1422/0589</td> <td>8/26/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>180,000</td> </tr> </tbody> </table> GRANTOR: SHIRLEY W ROGERS & KA GRANTEE: TURK'S BIRD WORLD I 1049/1233 6/07/2005 QC Q V 06 100 GRANTOR: WATERS GRANTEE: WESTOVER										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1422/0589	8/26/2020	WD	Q	V	01	180,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1422/0589	8/26/2020	WD	Q	V	01	180,000																																					
TOTALS EXTRA FEATURES										406 SE BIRD WORLD CT, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	5500	A	TIMBER 2	0					25.69	AC		1.00	1.00	1.00	445.00	445.00	11,432																										
2	9910	M	MKT.VAL.AG	0					25.69	AC		1.00	1.00	1.00	7,000.00	7,000.00	179,830																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 25.69 Total Land Value: 11,432 Market: 179,830 Agricultural: 11,432 Common: 0 PRINTED 06/08/2026 BY SYS																																											