

BEG INTERS E LINE OF NW1/4 OF NE CR-252, RUN S 323.80 FT, W 255.2 FT, SE 242 FT TO POB.

LOCKWOOD MELANIE/TURBEVILLE ANGELA  
178 NW JUNIPER WAY  
LAKE CITY, FL 32055

**2026**

22-4S-17-08671-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	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	02
NEIGHBORHOOD/LOC	22417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,392	100	
FEP	348	80	
FEP	672	80	
FGR	506	55	
FOP	210	30	
UST	210	45	
TOTALS	4,338		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,643	110.5800	126.06	459,237	1974	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2392 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			298,504
TOTAL MARKET OB/XF VALUE			31,872
TOTAL LAND VALUE - MARKET			34,720
TOTAL MARKET VALUE			365,096
SOH/AGL Deduction			0
ASSESSED VALUE			365,096
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			365,096
TOTAL JUST VALUE			365,096
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			355,523
XFOB:3:1: DRIVEWAYS			
SALE:1:1: 2.17 AC WITH HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/947	9/22/2023	PB	U	I	18	0
GRANTOR: BOX KATHY ANNETTE						
GRANTEE: LOCKWOOD MELANIE						
1105/2550	12/19/2006	WD	Q	I		230,000
GRANTOR: STEVEN P & DIANNA HOL						
GRANTEE: KATHY ANNETTE BOX						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0210	GARAGE U	0	0	28	32	896.00	UT	16.00	16.00	100	2017	2017	3	100	14,336	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/06/2026 MLU														

BUILDING DIMENSIONS														
BAS= W26 S4 FEP= W12 S29 E12 N29\$ S33 E32 FOP= S10 E21 N10 W21\$ E30 FGR= E22 N23W22 S23\$ N23 E7 UST= E15 N14 W15 S14\$ N14 FEP= E13 N12 W56S12 E43\$ W43\$.														

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	DPHT 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	0		A-1	0.00	0.00	2.17	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,720							