BEG AT SW COR OF LOT 29, TURKEY
RUN N 63 DEG W TO N LINE OF LOT
26 DEG E 125.45 FT, S 63 DEG E 2

REYNOLDS STEPHANIE
180 NW GOBBLER DR
LAKE CITY, FL 32055

2027

23-3S-16-02269-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,160
TOTAL MARKET VALUE	2,160
SOH/AGL Deduction	0
ASSESSED VALUE	2,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,160
TOTAL JUST VALUE	2,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1946	8/21/2023	WD	U	V	11	100
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: REYNOLDS STEPHANIE						
1493/2329	6/28/2023	WD	U	V	11	100
GRANTOR: JORDAN & FAISAL ACQUI						
GRANTEE: LAKE CITY GATEWAY,						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					0.18	AC		1.00	1.00	1.00	12,000.00	12,000.00	2,160							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.18 Total Land Value: 2,160 Market: 0 Agricultural: 0 Common: 2,160 PRINTED 11/17/2026 BY SYS