

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

2026

23-3S-16-02269-002



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 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										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
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											SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / CD RSN 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,											
TOTALS																BUILDING NOTES											
EXTRA FEATURES																BUILDING DIMENSIONS											
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												

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