

LOT 4 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

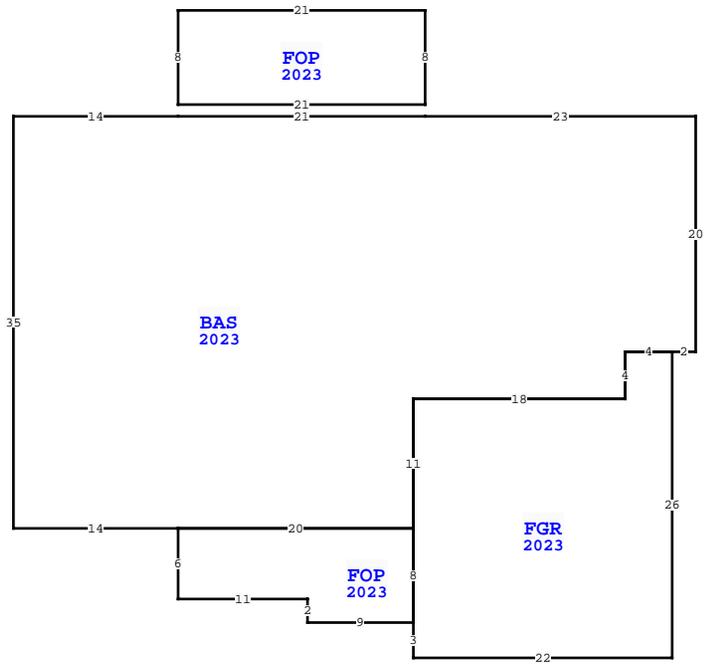
BOOL CAROLYN GRACE B
192 NW TURKEY RUN CT
LAKE CITY, FL 32055

2026

23-3S-16-02279-104
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,742	100	2023
FGR	500	55	2023
FOP	138	30	2023
FOP	168	30	2023
TOTALS	2,548		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,108	110.2500	125.68	264,933	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 0% - 2023 Heated Area: 1742 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,985
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		286,605
SOH/AGL Deduction		0
ASSESSED VALUE		286,605
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		286,605
TOTAL JUST VALUE		286,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043447	New Residential C	185,000	12/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1554	11/17/2022	WD Q	Q	I	01	330,000
GRANTOR: 386 DEVELOPEMENT LLC						
GRANTEE: BOOL CAROLYN GRACE						
1402/2069	1/06/2020	WD Q	Q	V	05	160,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: 386 DEVELOPEMENT LL						

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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2023	2022		100	1,620	

BLD DATE: 05/12/2026 MLU
XF DATE: 05/12/2026
INC DATE: 05/12/2026

BUILDING NOTES	
192 NW TURKEY RUN CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=40,11] S35 E14 E20 N11 E18 N4 E4 E2 N20 W23 W21 W14 \$	
FOP=[YR=2023;ORIG=54,2] E21 S8 W21 N8 \$	
FOP=[YR=2023;ORIG=54,46] S6 E11 S2 E9 N8 W20 \$	
FGR=[YR=2023;ORIG=74,35] S11 S8 S3 E22 N26 W4 S4 W18 \$	

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	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							