LOT 5 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

FULLER EVAN J/FULLER COURTNEY
178 NW TURKEY RUN CT
LAKE CITY, FL 32055

2027

23-3S-16-02279-105

BUILDING CHARACTERISTICS

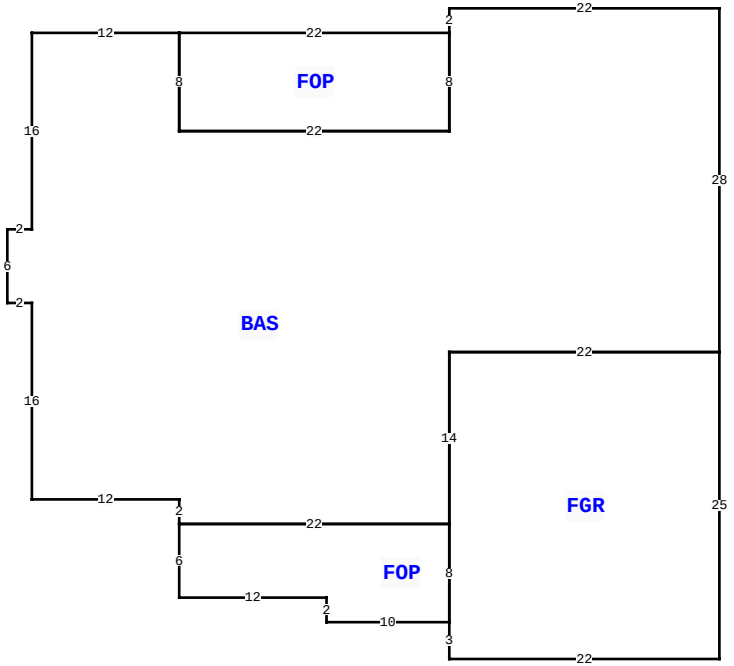
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100		1,788	223,743
FGR	550	55		302	37,791
FOP	152	30		46	5,756
FOP	176	30		53	6,633
TOTALS	2,666			2,189	273,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	118.5030	130.35	285,336	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1788 HX Base Yr 2022



178 NW TURKEY RUN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	273,923
TOTAL MARKET OB/XF VALUE	1,920
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	303,843
SOH/AGL Deduction	15,756
ASSESSED VALUE	288,087
TOTAL EXEMPTION VALUE	HX HB 13 288,087
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	303,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40914	SFR	0	11/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1443/2467	7/30/2021	WD	Q	I	01	306,900
GRANTOR: DON LITTLE CONSTRUCTI						
GRANTEE: FULLER EVAN J						
1402/2212	1/07/2020	WD	Q	V	05	125,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: DON LITTLE CONSTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] S16 W2 S6 E2 S16 E12 S2 E22 N14 E22 N28 W22 S2 S8 W22 N8 W12 $
FOP=[ORIG=82,10] S8 E22 N8 W22 $
FGR=[ORIG=104,36] S14 S8 S3 E22 N25 W22 $
FOP=[ORIG=82,50] S6 E12 S2 E10 N8 W22 $
.

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
1	0166	CONC,PAVMT	0	100	0	0	640.00	UT	3.00	3.00	100	2022	2021		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS