

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

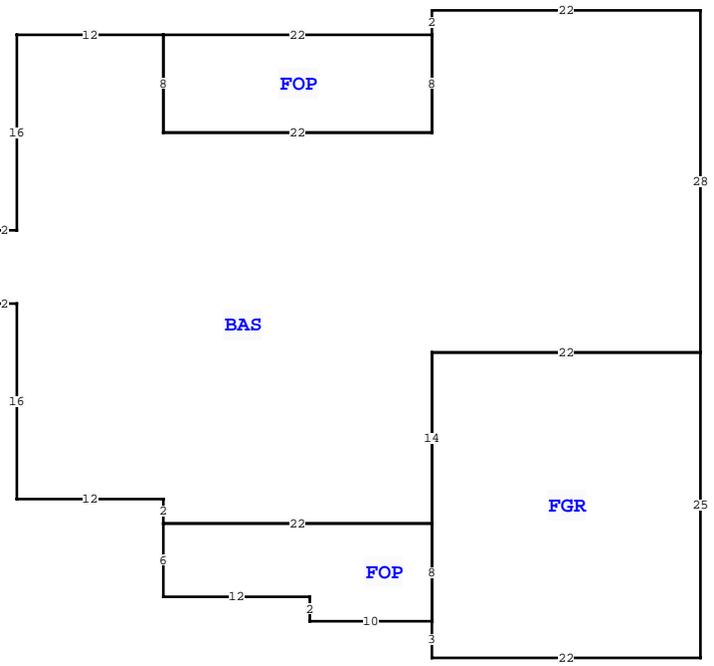
FULLER EVAN J/FULLER COURTNEY  
178 NW TURKEY RUN CT  
LAKE CITY, FL 32055

**2026**

23-3S-16-02279-105  
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	1,788	100	
FGR	550	55	
FOP	152	30	
FOP	176	30	
TOTALS	2,666		
			2,189
			283,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 1788						HX Base Yr 2022					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		283,884
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		313,804
SOH/AGL Deduction		34,108
ASSESSED VALUE		279,696
TOTAL EXEMPTION VALUE	HX HB 13	279,696
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		313,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,728

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	Q	I	01	306,900
GRANTOR: DON LITTLE CONSTRUCTI						
GRANTEE: FULLER EVAN J						
1402/2212	1/07/2020	WD Q	Q	V	05	125,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: DON LITTLE CONSTRUC						

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	100	0	0			3.00	100	2022	2021		100	1,920	

178 NW TURKEY RUN CT, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/12/2026 MLU

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 \$	

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							