

LOT 8 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1480-

LAKE CITY GATEWAY, LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

23-3S-16-02279-108


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 28,000 TOTAL MARKET VALUE 28,000 SOH/AGL Deduction 0 ASSESSED VALUE 28,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 28,000 TOTAL JUST VALUE 28,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000									
DOR CODE 0000 VACANT																											
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																						
TOTALS																											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/904	12/01/2022	WD U	V	V	11	100
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: LAKE CITY GATEWAY,						
1402/2049	1/06/2020	WD U	V	V	16	544,000
GRANTOR: FAISAL FAMILY INVESTM						
GRANTEE: WOODBOROUGH NORTH L						

BUILDING NOTES

BUILDING DIMENSIONS

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