LOT 13 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

CARTER GERALD EUGENE JR
112 NW NOVEMBER CT
LAKE CITY, FL 32055

2027

23-3S-16-02279-113

BUILDING CHARACTERISTICS

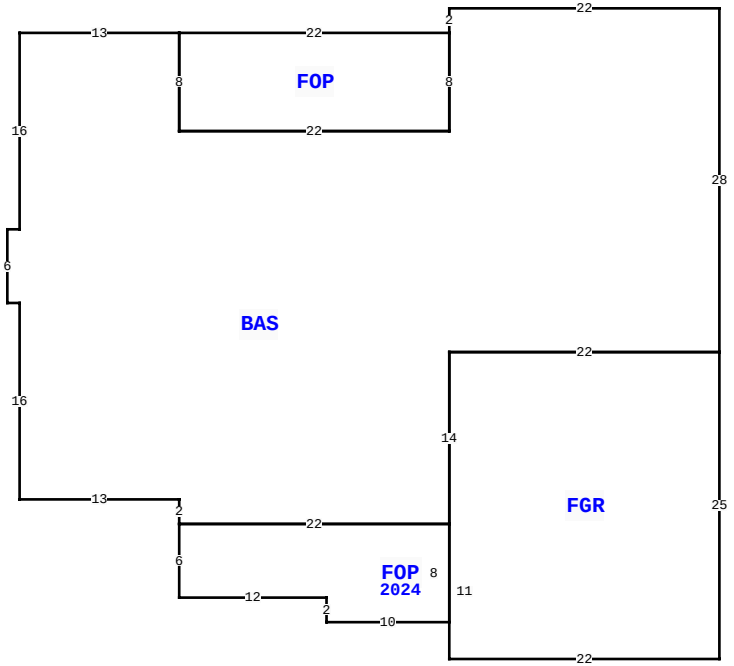
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,820	100		1,820	225,756
FGR	550	55		302	37,460
FOP	176	30		53	6,574
FOP	152	30	2024	46	5,706
TOTALS	2,698			2,221	275,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	117.4635	129.21	286,975	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2025 Heated Area: 1820 HX Base Yr 2025



112 NW NOVEMBER 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		275,496
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		305,416
SOH/AGL Deduction		0
ASSESSED VALUE		305,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,005
TOTAL JUST VALUE		305,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041288	SFR		02/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2461	2/12/2024	WD	Q	I	01	346,500
GRANTOR: CHASTAIN ANDREW LEE						
GRANTEE: CARTER GERALD EUGEN						
1449/540	10/01/2021	WD	Q	I	01	308,900
GRANTOR: DON LITTLE CONSTRUCTI						
GRANTEE: CHASTAIN ANDREW LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,10] S16 W1 S6 E1 S16 E13 S2 E22 N14 E22 N28 W22 S2 S8 W22 N8 W13 $
FGR=[ORIG=115,36] S14 S11 E22 N25 W22 $
FOP=[ORIG=93,10] S8 E22 N8 W22 $
FOP=[YR=2024;ORIG=115,50] S8 W10 N2 W12 N6 E22 $
.

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 02/29/2024 BY TP Total Acres: 0.33 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS