

LOT 18 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

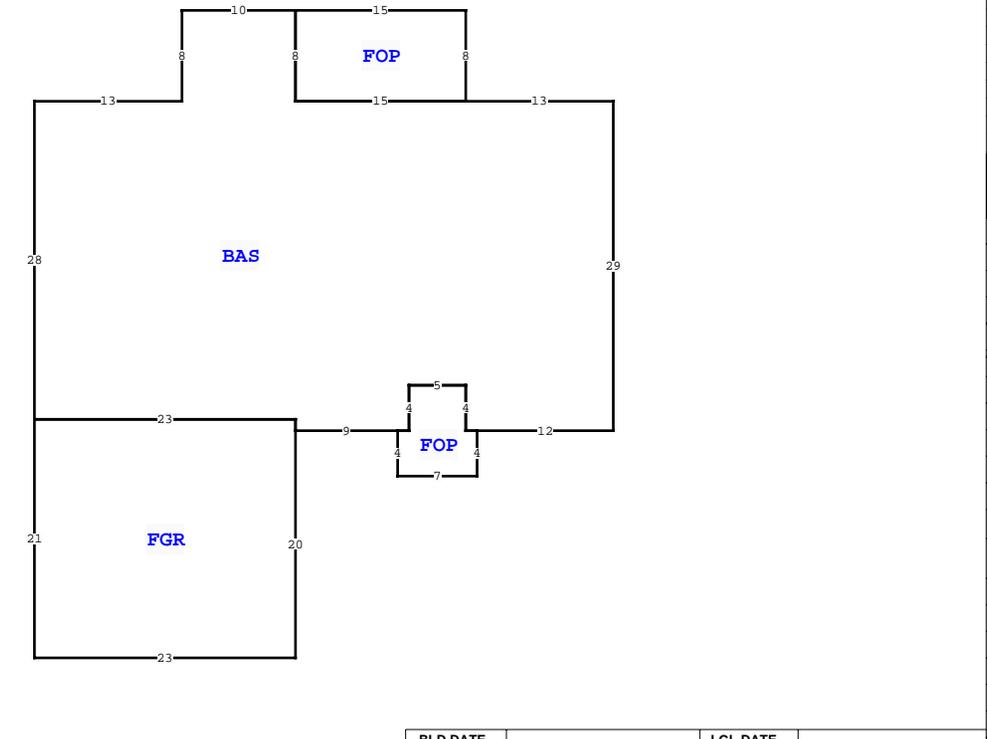
WOODS FELIX E JR/CRUSAW RONKEIRIA
203 NW TURKEY RUN CT
LAKE CITY, FL 32055

2026

23-3S-16-02279-118
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,832	120.7500	135.24	247,760	2021	2021	0	0	0	4.00	96.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1516 HX Base Yr 2022														



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	1,516	100		1,516	196,823
FGR	483	55		266	34,535
FOP	48	30		14	1,817
FOP	120	30		36	4,674
TOTALS	2,167			1,832	237,850

203 NW TURKEY RUN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	2,280	

TOTAL OB/XF 2,280

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	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	237,850		
TOTAL MARKET OB/XF VALUE	2,280		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	275,130		
SOH/AGL Deduction	22,449		
ASSESSED VALUE	252,681		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	201,270		
TOTAL JUST VALUE	275,130		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	289,051		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041493	New Residential C	150,000	03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/2186	11/03/2021	WD Q	Q	I	01	266,500
GRANTOR: JOHN AND KYOUNGJA HOM						
GRANTEE: WOODS FELIX E JR						
1402/2072	1/06/2020	WD Q	Q	V	05	100,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: JOHN AND KYOUNGJA H						

BUILDING NOTES													
BAS=[ORIG=-21,-20] S28 E23 S1 E9 E1 N4 E5 S4 E1 E12 N29 W13 W15 N8 W10 S8 W13 \$													
FOP=[ORIG=2,-28] S8 E15 N8 W15 \$													
FOP=[ORIG=11,9] S4 E7 N4 W1 N4 W5 S4 W1 \$													
FGR=[ORIG=-21,8] S21 E23 N20 N1 W23 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=-21,-20] S28 E23 S1 E9 E1 N4 E5 S4 E1 E12 N29 W13 W15 N8 W10 S8 W13 \$													
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