

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

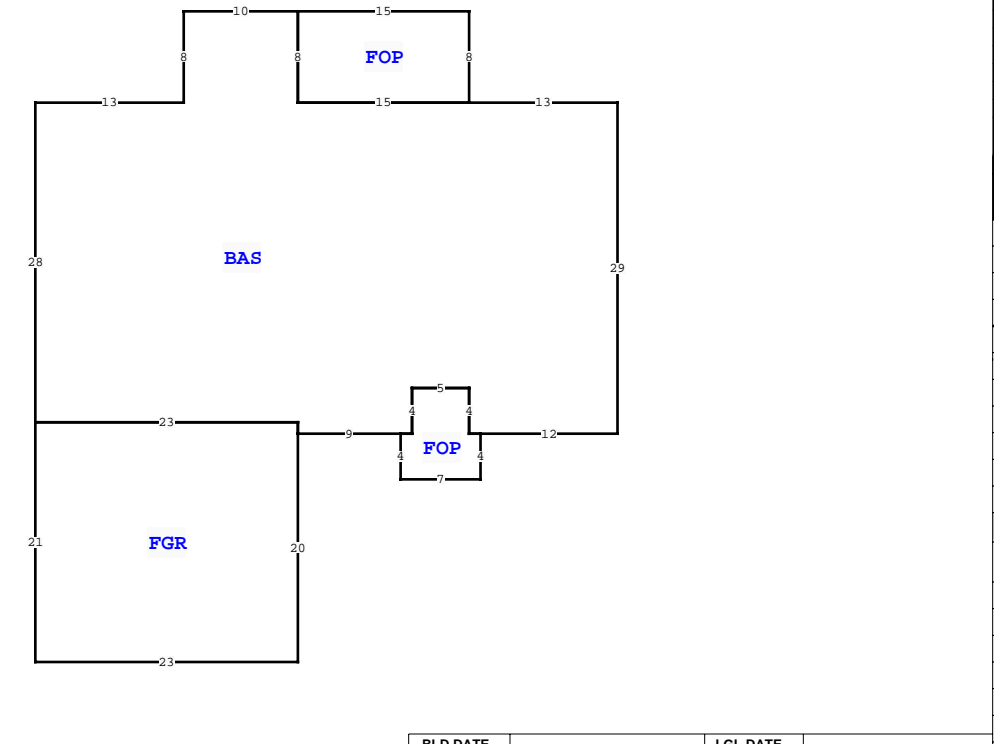
WOODS FELIX E JR/CRUSAW RONKEIRIA
203 NW TURKEY RUN CT
LAKE CITY, FL 32055

2026

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

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	

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	4.00	96.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1516 HX Base Yr 2022													



MAP NUM		MKT AREA	
NEIGHBORHOOD/LOC		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,516	100	
FGR	483	55	
FOP	48	30	
FOP	120	30	
TOTALS	2,167		
			1,832
			237,850

203 NW TURKEY RUN CT, LAKE CITY
BLD DATE: 04/03/2025 MLU
XF DATE: _____
INC DATE: _____

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
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2022	2021		100

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
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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			21,711
ASSESSED VALUE			253,419
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			202,697
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													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
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 \$													