LOT 19 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

JOHNSON TANYA/JOHNSON CARLOS
261 SE BEECH ST, UNIT 101
LAKE CITY, FL 32025

2027

23-3S-16-02279-119

BUILDING CHARACTERISTICS

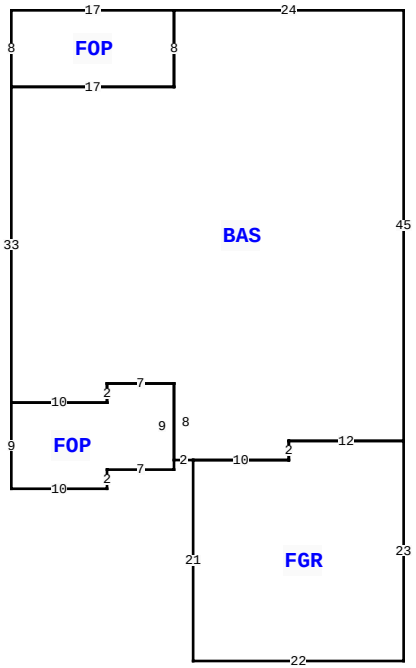
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
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	1,651	100		1,651	192,674
FGR	486	55		267	31,159
FOP	136	30		41	4,785
FOP	153	30		46	5,368
TOTALS	2,426			2,005	233,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,005	112.8600	124.15	248,921	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 0% - 2026 Heated Area: 1651 HX Base Yr



207 NW TURKEY RUN CT, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	920.00	UT	2.25	2.25	100	2020	2020	3	100	2,070	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,986
TOTAL MARKET OB/XF VALUE	2,070
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	264,056
SOH/AGL Deduction	0
ASSESSED VALUE	264,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,056
TOTAL JUST VALUE	264,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39453	SFR	0	03/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2473	1/03/2025	WD	Q	I	01	308,000
GRANTOR: JORDAN ELIJAH						
GRANTEE: JOHNSON TANYA						
1469/2660	6/24/2022	WD	Q	I	01	307,500
GRANTOR: YAGER TIMOTHY ALLEN						
GRANTEE: JORDAN ELIJAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W17 S8 E17 N8$ S8 W17 S33 FOP= S9 E10 N2 E7 N9 W7 S2 W10$ E10 N2 E7 S8 E2 FGR= S21 E22 N23 W12 S2 W10$ E10 N2 E12 N45$.

LAND DESCRIPTION

TOTAL OB/XF 2,070

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS