

LOT 20 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

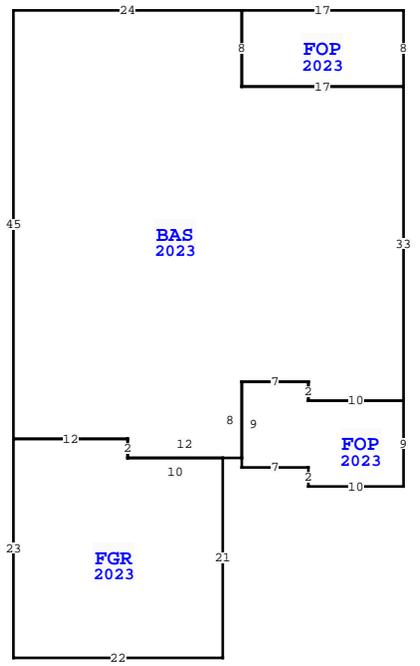
GRAY MASON K
166 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2026

23-3S-16-02279-120

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 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	05 05
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
1	SINGLE FAM	100%	- 2026								
				Heated Area: 1651			HX Base Yr 2026				



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	2023	1,651	174,778
FGR	486	55	2023	267	28,265
FOP	136	30	2023	41	4,340
FOP	153	30	2023	46	4,869
TOTALS	2,426			2,005	212,252

166 NW TURKEY CREEK WAY, 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	2023	2022		100	2,580	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			212,252
TOTAL MARKET OB/XF VALUE			2,580
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			249,832
SOH/AGL Deduction			0
ASSESSED VALUE			249,832
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			198,421
TOTAL JUST VALUE			249,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041917	New Residential C	150,000	08/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/60	10/03/2025	WD	Q	I	01	297,000
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: GRAY MASON K						
1480/904	12/01/2022	WD	U	V	11	100
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: LAKE CITY GATEWAY,						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=81,10] W17 N8 W24 S45 E12 S2 E12 N8 E7 S2 E10 N33 \$
FGR=[YR=2023;ORIG=62,49] W10 N2 W12 S23 E22 N21 \$
FOP=[YR=2023;ORIG=81,43] W10 N2 W7 S9 E7 S2 E10 N9 \$
FOP=[YR=2023;ORIG=64,2] E17 S8 W17 N8 \$

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	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							