

LOT 21 TURKEY CREEK UNIT 1 S/D.  
WD 1402-2044 THRU 2051, WD 1471-

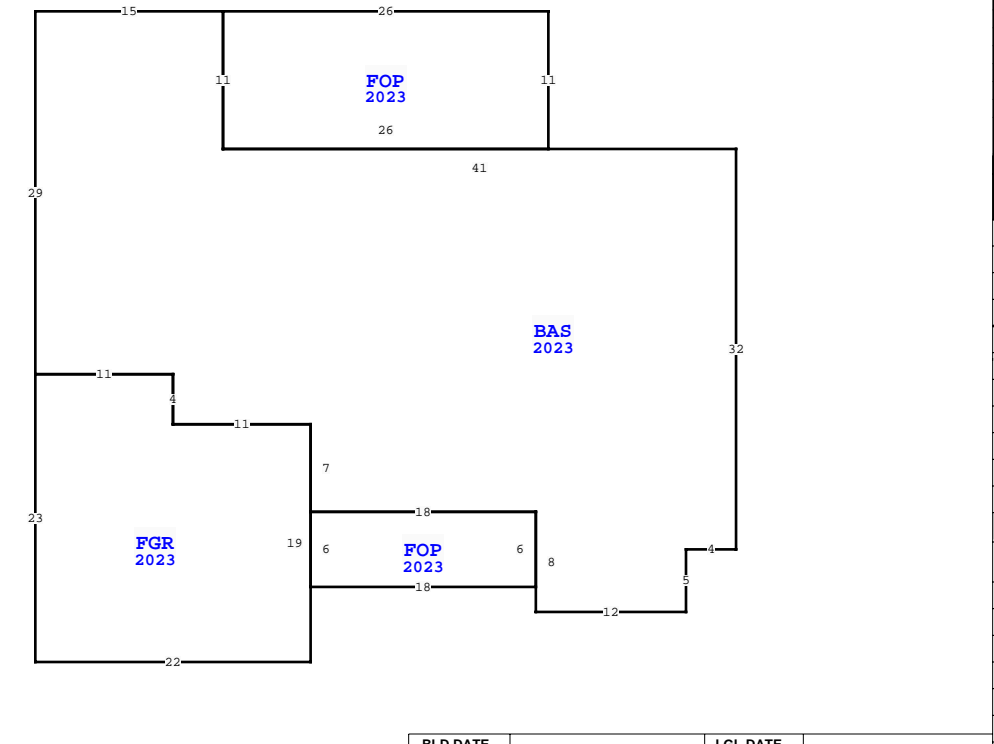
TALBOT BRENDA  
184 NW TURKEY CREEK WAY  
LAKE CITY, FL 32055

**2026**

23-3S-16-02279-121

BUILDING CHARACTERISTICS	
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	4 100
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
1	SINGLE FAM	100%	- 2023								
Heated Area: 1699						HX Base Yr 2023					



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	1,699	100	2023	1,699	220,655
FGR	462	55	2023	254	32,988
FOP	108	30	2023	32	4,155
FOP	286	30	2023	86	11,170
TOTALS	2,555			2,071	268,967

184 NW TURKEY CREEK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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	1,440	

TOTAL OB/XF												1,440				
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF												1,440				
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				268,967	
TOTAL MARKET OB/XF VALUE				1,440	
TOTAL LAND VALUE - MARKET				28,000	
TOTAL MARKET VALUE				298,407	
SOH/AGL Deduction				146,659	
ASSESSED VALUE				151,748	
TOTAL EXEMPTION VALUE				HX HB WX 56,411	
BASE TAXABLE VALUE				95,337	
TOTAL JUST VALUE				298,407	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				321,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042467	New Residential C	150,000	08/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/780	7/14/2022	WD Q	Q	I	01	310,600
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: TALBOT BRENDA						
1402/2049	1/06/2020	WD U	V	16		544,000
GRANTOR: FAISAL FAMILY INVESTM						
GRANTEE: WOODBOROUGH NORTH L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=10,-9] W41 N11 W15 S29 E11 S4 E11 S7 E18 S8 E12 N5 E4 N32 \$											
FGR=[YR=2023;ORIG=-24,13] W11 N4 W11 S23 E22 N19 \$											
FOP=[YR=2023;ORIG=-31,-20] E26 S11 W26 N11 \$											
FOP=[YR=2023;ORIG=-24,20] E18 S6 W18 N6 \$											