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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

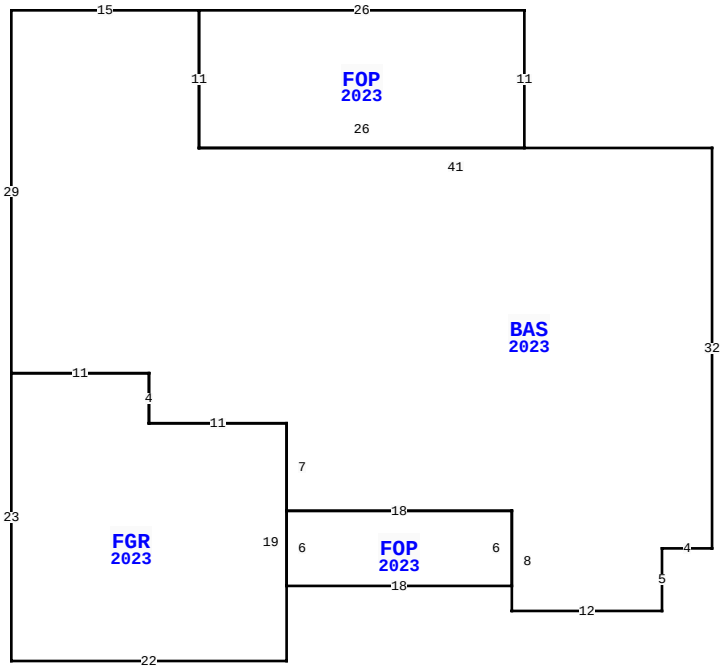
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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
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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	119.5425	133.89	277,286	2022	2022	0	0	0	3.00	97.00

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



184 NW TURKEY CREEK WAY, LAKE CITY

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

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		35,000
TOTAL MARKET VALUE		305,407
SOH/AGL Deduction		153,659
ASSESSED VALUE		151,748
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		95,337
TOTAL JUST VALUE		305,407
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	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

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 $
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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	100	0	0	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/25/2026 BY SYS