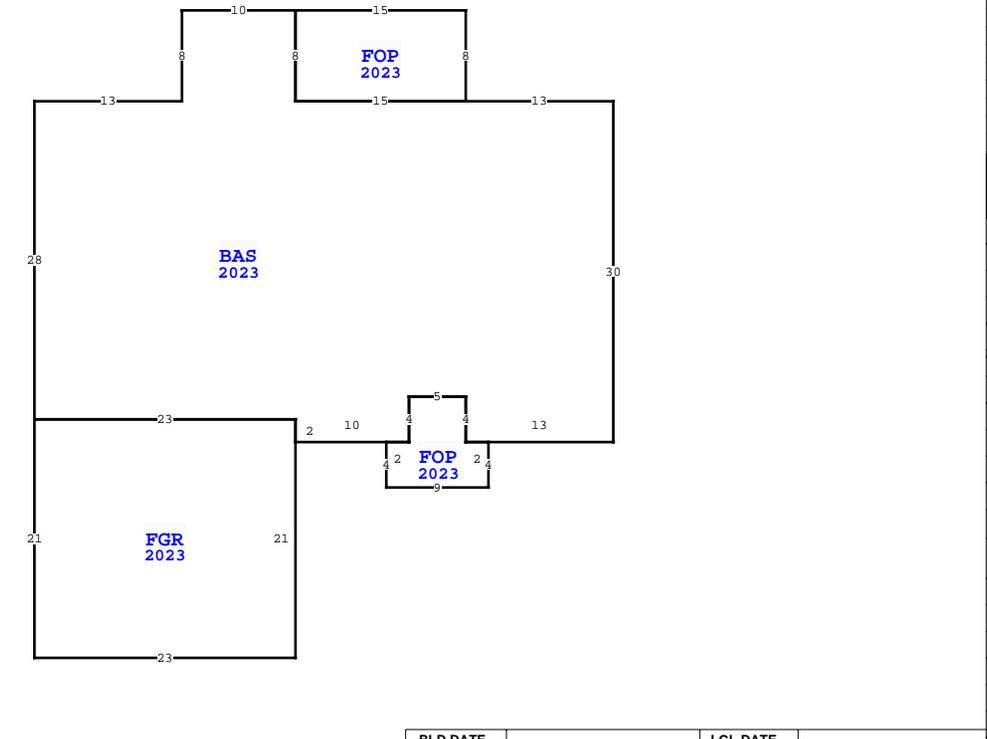


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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	
1	SINGLE FAM	50%	- 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	1,544	100	2023	1,544	200,524
FGR	483	55	2023	266	34,547
FOP	56	30	2023	17	2,208
FOP	120	30	2023	36	4,675
TOTALS	2,203			1,863	241,954

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		241,954	
TOTAL MARKET OB/XF VALUE		1,440	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		278,394	
SOH/AGL Deduction		1,271	
ASSESSED VALUE		277,123	
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE		225,712	
TOTAL JUST VALUE		278,394	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,518	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042581	New Residential C	150,000	12/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/2445	8/19/2022	WD	U	V	11	100
GRANTOR: WOODBOROUGH NORTH, LL						
GRANTEE: JOHNSON ANDREA N						
1473/2106	8/19/2022	WD	Q	I	01	281,800
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: JOHNSON ANDREA N						

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	50	0	0		3.00	100	2023	2022		100	1,440	

TOTAL OB/XF													1,440		
200 NW TURKEY CREEK WAY, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/03/2025		MLU	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=-1,0] W13 W15 N8 W10 S8 W13 S28 E23 S2 E10 N4 E5 S4 E13 N30 \$												
FGR=[YR=2023;ORIG=-52,28] E23 S21 W23 N21 \$												
FOP=[YR=2023;ORIG=-12,30] W2 N4 W5 S4 W2 S4 E9 N4 \$												
FOP=[YR=2023;ORIG=-29,-8] E15 S8 W15 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	50			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								