LOT 22 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1473-

JOHNSON ANDREA N/JOHNSON AUSTIN HENRY
200 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2027

23-3S-16-02279-122

BUILDING CHARACTERISTICS

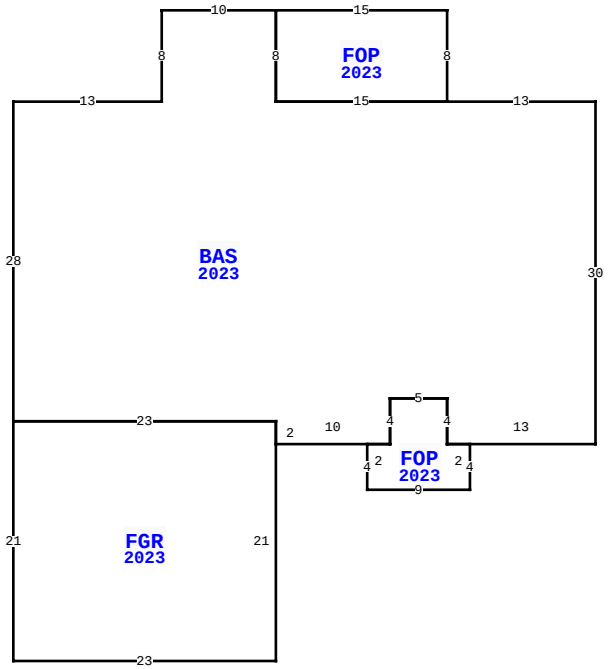
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
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	196,945
FGR	483	55	2023	266	33,930
FOP	56	30	2023	17	2,169
FOP	120	30	2023	36	4,592
TOTALS	2,203			1,863	237,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,863	119.5425	131.50	244,984	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 50% - 2023 Heated Area: 1544 HX Base Yr 2023



200 NW TURKEY CREEK WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,634
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		267,074
SOH/AGL Deduction		0
ASSESSED VALUE		267,074
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		215,663
TOTAL JUST VALUE		267,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,394

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						

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 $
.

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	50	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	50			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