

BUILDING CHARACTERISTICS		CONSTRUCTION	
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								
Heated Area: 1544						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	1,544	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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			241,954
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			271,394
SOH/AGL Deduction			0
ASSESSED VALUE			271,394
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE			219,983
TOTAL JUST VALUE			271,394
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											
200 NW TURKEY CREEK WAY, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU				

BUILDING NOTES											
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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																								
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	28,000.00	28,000.00	28,000							