LOT 25 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

HATCHER JOHN M JR/HATCHER REBEKAH
154 NW GOBBLER DR
LAKE CITY, FL 32055

2026

23-3S-16-02279-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

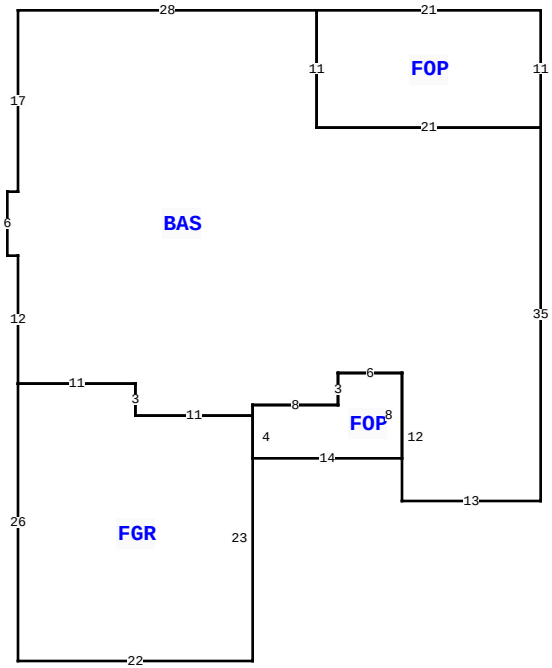
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,676	100		1,676	212,039
FGR	539	55		296	37,449
FOP	88	30		26	3,289
FOP	231	30		69	8,730
TOTALS	2,534			2,067	261,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,067	120.1662	134.59	278,198	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1676 HX Base Yr 2024



154 NW GOBBLER DR, 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		261,506
TOTAL MARKET OB/XF VALUE		2,286
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,792
SOH/AGL Deduction		72,654
ASSESSED VALUE		226,138
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,727
TOTAL JUST VALUE		298,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39485	SFR	0	03/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1677	4/04/2023	WD	Q	I	01	340,000
GRANTOR: VAUGHN CALEB B						
GRANTEE: HATCHER JOHN M JR						
1420/2152	9/30/2020	WD	Q	I	01	247,900
GRANTOR: DON LITTLE CONSTRUCTI						
GRANTEE: CALEB B VAUGHN & SA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N11 W21 S11 E21$ BAS= W21 N11 W28 S17 W1 S6 E1 S12 FGR= S26 E22 N23 W11 N3 W11$ E11 S3 E11 FOP= S4 E14 N8 W6 S3 W8 S1$ N1 E8 N3 E6 S12 E13 N35$.

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	1,016.00	UT	2.25	2.25	100	2020	2020	3	100	2,286	

LAND DESCRIPTION

TOTAL OB/XF 2,286

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 05/25/2023 BY ME Total Acres: 0.33 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/25/2026 BY SYS