

LOT 26 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

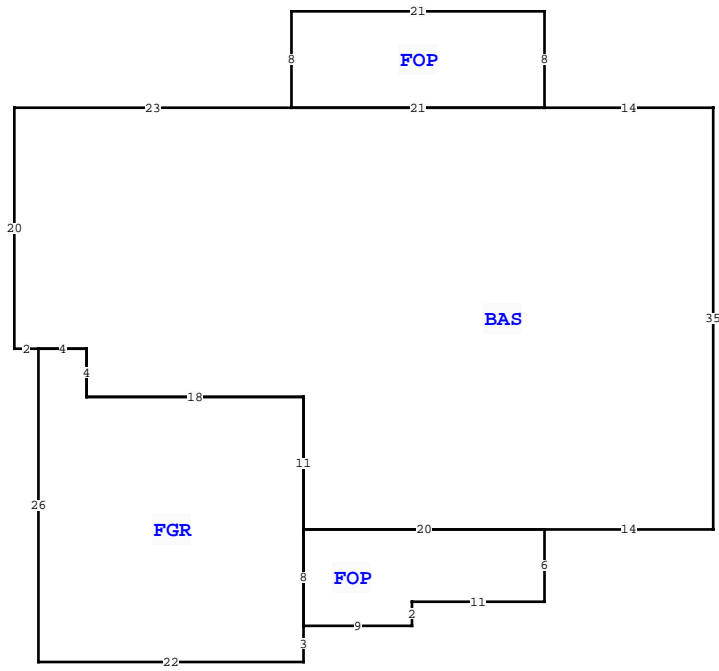
ZIEGAUS DEANZA C
147 NW GOBBLER DR
LAKE CITY, FL 32055

2026

23-3S-16-02279-126
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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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,108	118.5030	132.72	279,774	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM			100% - 2022	Heated Area: 1742				HX Base Yr 2022				



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
23316.060	1.00/				
NEIGHBORHOOD/LOC	CD				
23316.060	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	221,950
FGR	500	55		275	35,038
FOP	138	30		41	5,224
FOP	168	30		50	6,371
TOTALS	2,548			2,108	268,583

147 NW GOBBLER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			268,583
TOTAL MARKET OB/XF VALUE			2,304
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			298,887
SOH/AGL Deduction			59,500
ASSESSED VALUE			239,387
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			182,976
TOTAL JUST VALUE			298,887
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041690	New Residential C	165,000	06/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2773	12/16/2021	WD Q	Q	I	01	294,600
GRANTOR: 386 DEVELOPEMENT LLC						
GRANTEE: ZIEGAUS DEANZA C						
1402/2069	1/06/2020	WD Q	Q	V	05	160,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: 386 DEVELOPEMENT LL						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166

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	100	0	0		3.00	100	2022	2021		100	2,304	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=50,11] S20 E2 E4 S4 E18 S11 E20 E14 N35 W14 W21 W23 \$	
FGR=[ORIG=52,31] S26 E22 N3 N8 N11 W18 N4 W4 \$	
FOP=[ORIG=74,46] S8 E9 N2 E11 N6 W20 \$	
FOP=[ORIG=73,3] S8 E21 N8 W21 \$	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							