

LOT 28 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2066, WD 1435-

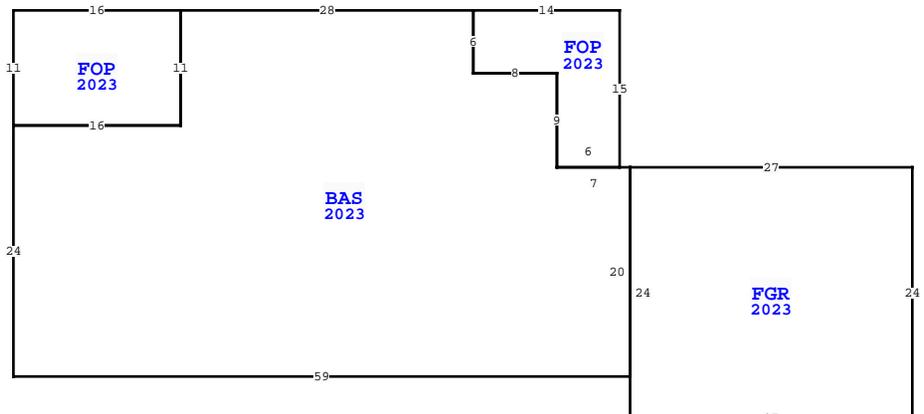
FISH RICHARD L/FISH DONNA K
171 NW GOBBLER DR
LAKE CITY, FL 32055

2026

23-3S-16-02279-128


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	00	N/A	50
Interior Floor	13	LAM/VNLPLK	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
			Heated Area: 1736				HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2023	1,736	203,619
FGR	648	55	2023	356	41,757
FOP	138	30	2023	41	4,809
FOP	176	30	2023	53	6,217
TOTALS	2,698			2,186	256,401

171 NW GOBBLER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	100	0	0	520.00	UT	3.00	3.00	100	2023	2022		100	1,560	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2023	2022		95	26,068	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

TOTAL OB/XF 28,828

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			256,401
TOTAL MARKET OB/XF VALUE			28,828
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			320,229
SOH/AGL Deduction			0
ASSESSED VALUE			320,229
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			268,818
TOTAL JUST VALUE			320,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044837	Swimming Pool and	45,000	08/15/2022
000042326	New Residential C	150,000	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1992	4/19/2022	WD Q	I	01		312,000
GRANTOR: MAIN BLVD RENTAL LLC						
GRANTEE: FISH RICHARD L						
1435/2338	4/22/2021	WD U	V	30		100
GRANTOR: RUSSELL TIMOTHY L						
GRANTEE: MAIN BLVD RENTAL LL						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=80,20] W7 N9 W8 N6 W28 S11 W16 S24 E59 N20 \$												
FGR=[YR=2023;ORIG=80,20] E27 S24 W27 N24 \$												
FOP=[YR=2023;ORIG=21,5] E16 S11 W16 N11 \$												
FOP=[YR=2023;ORIG=79,5] W14 S6 E8 S9 E6 N15 \$												