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

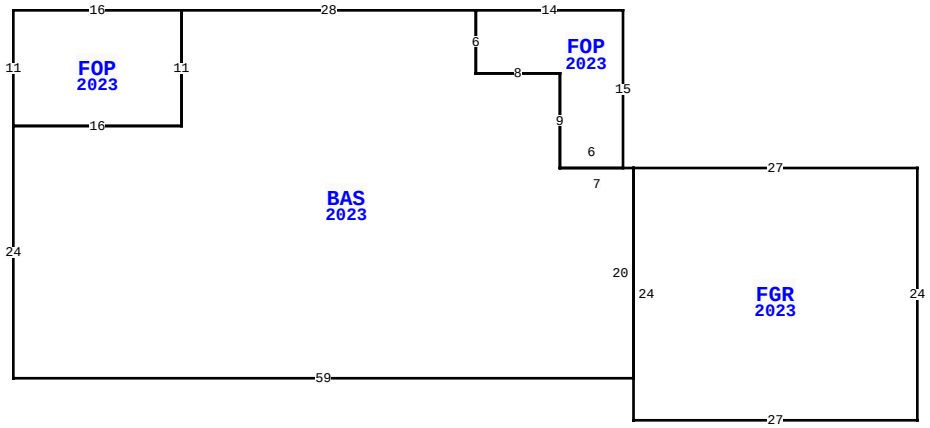
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC		23316.060 1.00/

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	107.9610	120.92	264,331	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1736 HX Base Yr 2023



171 NW GOBBLER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,401
TOTAL MARKET OB/XF VALUE		28,828
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		313,229
SOH/AGL Deduction		0
ASSESSED VALUE		313,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,818
TOTAL JUST VALUE		313,229
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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 28,828

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	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 06/09/2026 BY SYS