

LOT 29 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1458-

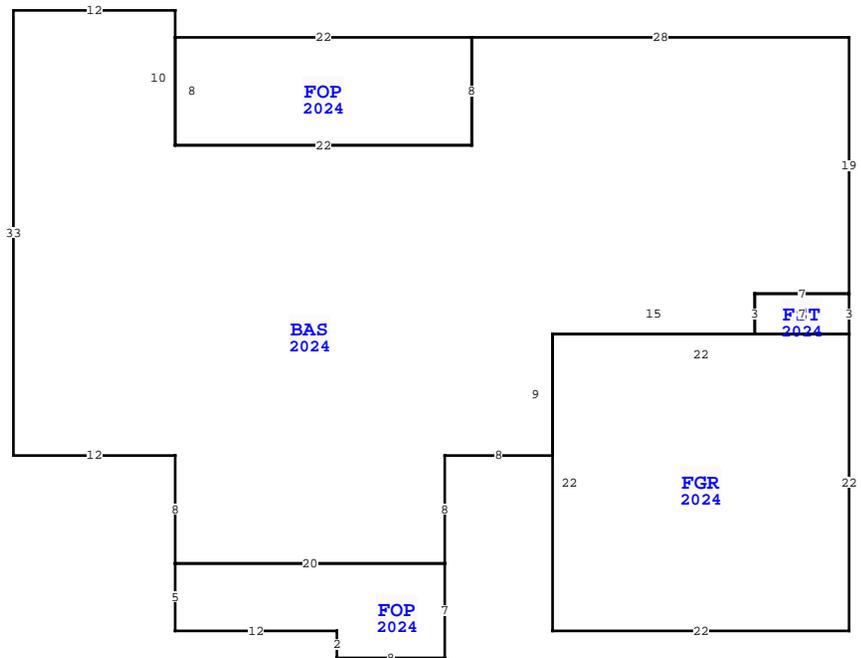
REYNOLDS STEPHANIE
180 NW GOBBLER DR
LAKE CITY, FL 32055

2026

23-3S-16-02279-129

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG	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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,711	100	2024
FGR	484	55	2024
FOP	116	30	2024
FOP	176	30	2024
FST	21	55	2024
TOTALS	2,508		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2023								
			Heated Area: 1711				HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		269,747	
TOTAL MARKET OB/XF VALUE		2,220	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		299,967	
SOH/AGL Deduction		9,953	
ASSESSED VALUE		290,014	
TOTAL EXEMPTION VALUE	HX HB 13	290,014	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		299,967	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,714	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041043	New Residential C	150,000	06/08/2021
41043	SFR		12/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1943	2/04/2022	WD	Q	I	01	306,500
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: REYNOLDS STEPHANIE						
1402/2049	1/06/2020	WD	U	V	16	544,000
GRANTOR: FAISAL FAMILY INVESTM						
GRANTEE: WOODBOROUGH NORTH L						

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
1	0166	CONC,PAVMT	0	100	0	0		740.00	UT	3.00	

TOTAL OB/XF												2,220	
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=2024;ORIG=0,-9] W28 S8 W22 N10 W12 S33 E12 S8 E20 N8 E8 N9 E15 N3 E7 N19 \$											
FGR=[YR=2024;ORIG=-22,13] E22 S22 W22 N22 \$											
FOP=[YR=2024;ORIG=-50,-9] E22 S8 W22 N8 \$											
FOP=[YR=2024;ORIG=-30,30] W20 S5 E12 S2 E8 N7 \$											
FST=[YR=2024;ORIG=-7,10] E7 S3 W7 N3 \$											

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							