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

2027

23-3S-16-02279-129

BUILDING CHARACTERISTICS

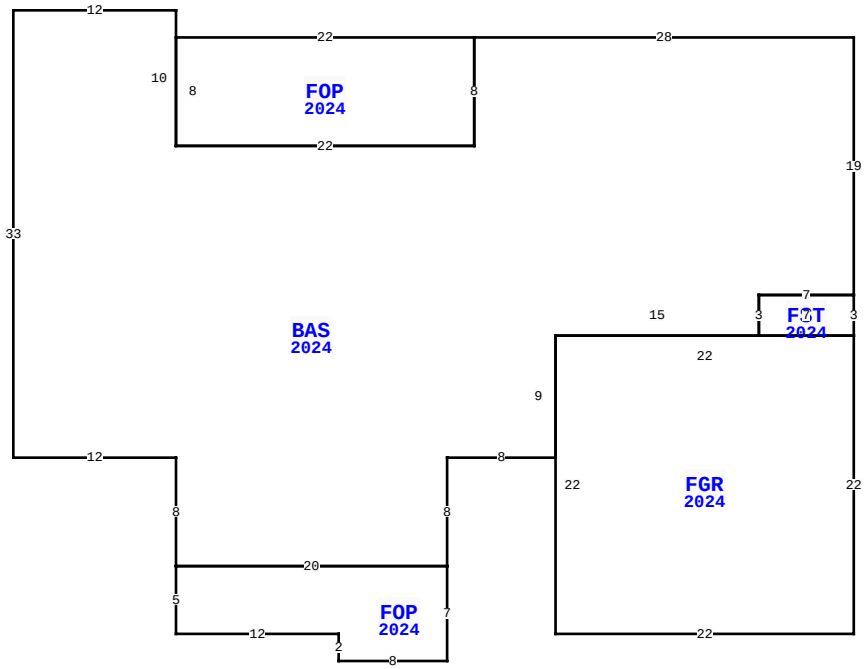
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2024	1,711	218,247
FGR	484	55	2024	266	33,930
FOP	116	30	2024	35	4,465
FOP	176	30	2024	53	6,761
FST	21	55	2024	12	1,531
TOTALS	2,508			2,077	264,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	119.5425	131.50	273,126	2022	2022	0	0	0	3.00	97.00

2 SINGLE FAM 100% - 2023 Heated Area: 1711 HX Base Yr 2023



180 NW GOBBLER DR, LAKE CITY

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

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	740.00	UT	3.00	3.00	100	2023	2022		100	2,220	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,932
TOTAL MARKET OB/XF VALUE		2,220
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		295,152
SOH/AGL Deduction		0
ASSESSED VALUE		295,152
TOTAL EXEMPTION VALUE	HX HB 13	295,152
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		295,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,967

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						

BUILDING NOTES

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 2,220

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: 0.29 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS