

LOT 30 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1442-

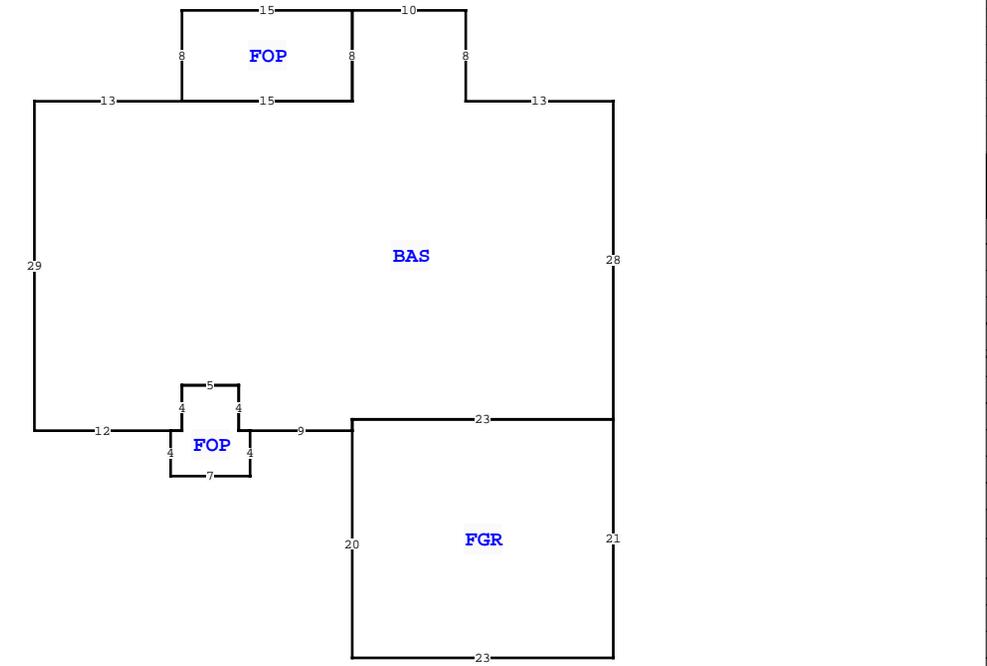
WENTWORTH BRADLEY ALEXANDER/DUNN ERICA NICOLE
215 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2026

23-3S-16-02279-130

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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	
0100	01	1,832	120.7500	135.24	247,760	2021	2021	0	0	4.00	96.00	
1 SINGLE FAM			100% - 2022	Heated Area: 1516		HX Base Yr 2022						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	196,823
FGR	483	55		266	34,535
FOP	48	30		14	1,817
FOP	120	30		36	4,674
TOTALS	2,167			1,832	237,850

215 NW TURKEY CREEK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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			3.00	100	2022	2021		100	1,920	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			237,850	
TOTAL MARKET OB/XF VALUE			1,920	
TOTAL LAND VALUE - MARKET			28,000	
TOTAL MARKET VALUE			267,770	
SOH/AGL Deduction			25,290	
ASSESSED VALUE			242,480	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			191,069	
TOTAL JUST VALUE			267,770	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			277,247	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40657	SFR	0	10/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/172	6/30/2021	WD Q	Q	I	01	260,400
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: WENTWORTH BRADLEY A						
1402/2049	1/06/2020	WD U	V	16		544,000
GRANTOR: FAISAL FAMILY INVESTM						
GRANTEE: WOODBOROUGH NORTH L						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=-10,-20] S29 E12 E1 N4 E5 S4 E1 E9 N1 E23 N28 W13 N8 W10 S8 W15 W13 \$												
FOP=[ORIG=3,-28] S8 E15 N8 W15 \$												
FOP=[ORIG=3,5] S4 W1 S4 E7 N4 W1 N4 W5 \$												
FGR=[ORIG=18,8] S1 S20 E23 N21 W23 \$												

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								