

LOT 31 TURKEY CREEK UNIT 1 S/D.  
WD 1402-2044 THRU 2051, 1438-188

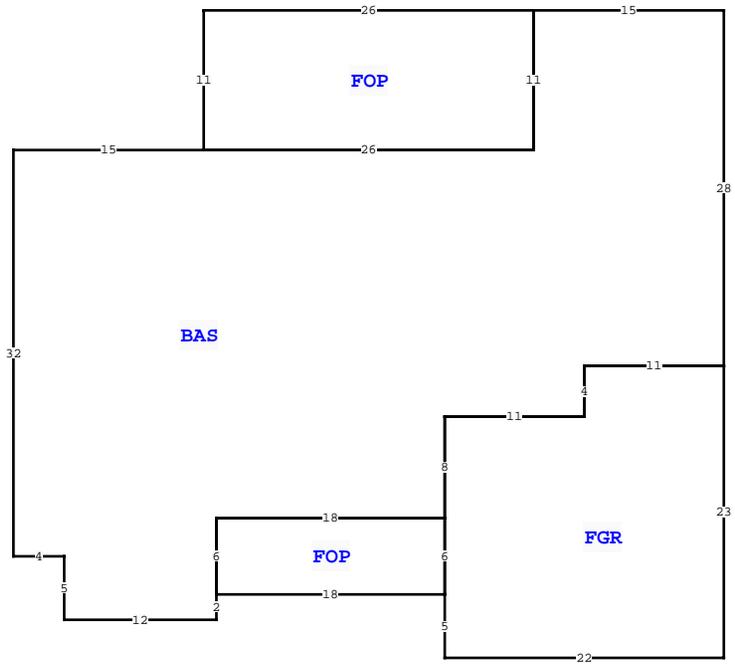
WEISSENBORN DONNA M  
199 NW TURKEY CREEK WAY  
LAKE CITY, FL 32055

**2026**

23-3S-16-02279-131  
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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		4	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	1,677	100	
FGR	462	55	
FOP	108	30	
FOP	286	30	
TOTALS	2,533		

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%	- 2022		274,341	2021	2021	0	0	4.00	96.00
Heated Area: 1677 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		263,367	
TOTAL MARKET OB/XF VALUE		2,670	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		294,037	
SOH/AGL Deduction		29,673	
ASSESSED VALUE		264,364	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		157,953	
TOTAL JUST VALUE		294,037	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040659	New Residential C	150,000	04/22/2021
40659	SFR	0	10/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1488	2/13/2023	WD	U	I	11	100

GRANTOR: WEISSENBORN DONNA M T  
GRANTEE: WEISSENBORN DONNA M  
1484/1486 2/13/2023 LE U I 14 0  
GRANTOR: WEISSENBORN DONNA M (  
GRANTEE: WEISSENBORN AARON W

EXTRA FEATURES		199 NW TURKEY CREEK WAY, LAKE CITY														
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	2,670	

TOTAL OB/XF		2,670											
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[ORIG=60,20] S32 E4 S5 E12 N2 N6 E18 N8 E11 N4 E11 N28 W15 S11 W26 W15 \$	
FOP=[ORIG=75,9] S11 E26 N11 W26 \$	
FGR=[ORIG=94,41] S8 S6 S5 E22 N23 W11 S4 W11 \$	
FOP=[ORIG=76,49] S6 E18 N6 W18 \$	

LAND DESCRIPTION		TOTAL OB/XF 2,670																						
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							