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

2027

23-3S-16-02279-131

BUILDING CHARACTERISTICS

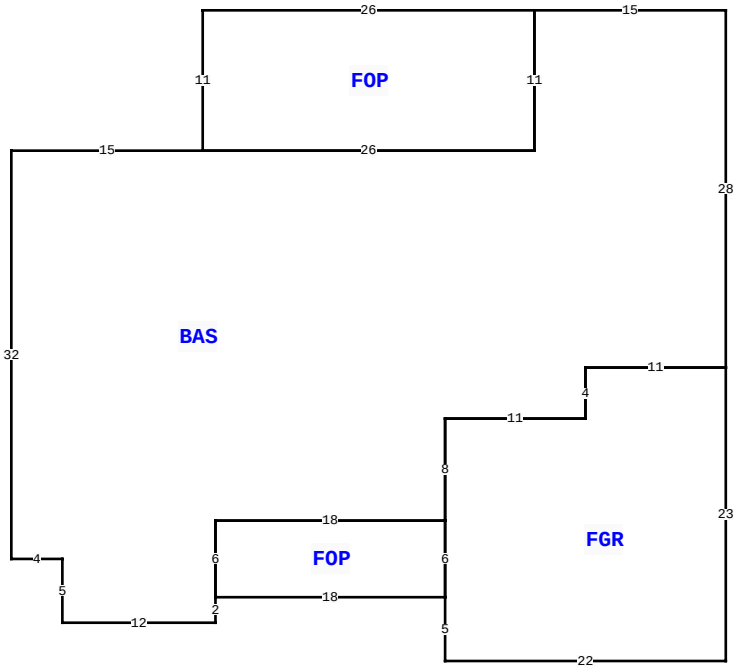
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100		1,677	211,705
FGR	462	55		254	32,065
FOP	108	30		32	4,040
FOP	286	30		86	10,857
TOTALS	2,533			2,049	258,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	119.5425	131.50	269,444	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1677 HX Base Yr 2022



199 NW TURKEY CREEK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	890.00	UT	3.00	3.00	100	2022	2021		100	2,670	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,666
TOTAL MARKET OB/XF VALUE		2,670
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		289,336
SOH/AGL Deduction		17,041
ASSESSED VALUE		272,295
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		165,884
TOTAL JUST VALUE		289,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,037

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						

BUILDING NOTES

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

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 11/17/2026 BY SYS