LOT 32 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1434-

RASMUSSEN GLENN/RASMUSSEN TERRI
179 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2027

23-3S-16-02279-132

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		2 100
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

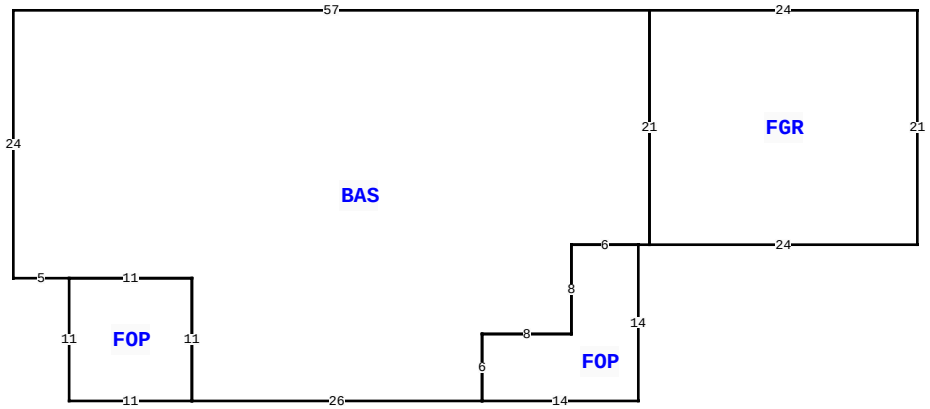
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 23316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100		1,673	176,642
FGR	504	55		277	29,247
FOP	121	30		36	3,801
FOP	132	30		40	4,223
TOTALS	2,430			2,026	213,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	118.5030	130.35	264,089	2021	2021	15	0	0	4.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1673 HX Base Yr 2022



179 NW TURKEY CREEK WAY, 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	500.00	UT	3.00	3.00	100	2022	2021		100	1,500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	213,912
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	19,600
TOTAL MARKET VALUE	238,512
SOH/AGL Deduction	112,462
ASSESSED VALUE	126,050
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	24,639
TOTAL JUST VALUE	238,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39638	SFR	0	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/815	4/02/2021	WD	Q	I	01	267,700
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: RASMUSSEN GLENN						
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] S24 E5 E11 S11 E26 N6 E8 N8 E6 E1 N21 W57 $
FOP=[ORIG=-5,4] S11 E11 N11 W11 $
FOP=[ORIG=32,9] S6 E14 N14 W6 S8 W8 $
FGR=[ORIG=47,-20] S21 E24 N21 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0.70	28,000.00	19,600.00	19,600							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.25 Total Land Value: 19,600 Market: 0 Agricultural: 0 Common: 19,600 PRINTED 11/17/2026 BY SYS