LOT 33 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1434-

MILLIMAN TERRY LYN JR
119 NW KRISTIN DR
LAKE CITY, FL 32055

2027

23-3S-16-02279-133

BUILDING CHARACTERISTICS

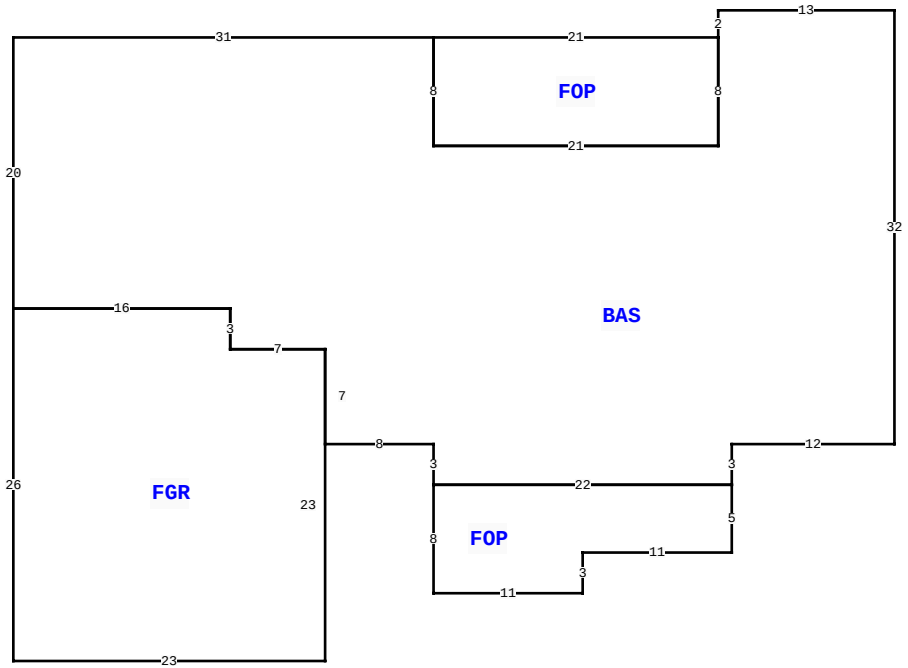
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,665	100		1,665	206,181
FGR	577	55		317	39,255
FOP	143	30		43	5,325
FOP	168	30		50	6,192
TOTALS	2,553			2,075	256,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	118.5030	130.35	270,476	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2023 Heated Area: 1665 HX Base Yr 2023



119 NW KIRSTIN DR, 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	1,236.00	UT	2.25	2.25	100	2021	2020		100	2,781	
2	0280	POOL R/CON	0	100	12	20	240.00	UT	70.00	70.00	100	2023	2022		95	15,960	
3	0166	CONC,PAVMT	0	100	0	0	520.00	UT	3.00	3.00	100	2023	2022		100	1,560	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,952
TOTAL MARKET OB/XF VALUE		20,301
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		305,253
SOH/AGL Deduction		0
ASSESSED VALUE		305,253
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,842
TOTAL JUST VALUE		305,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045741	Swimming Pool and	66,234	10/21/2022
39640	SFR	0	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/886	8/01/2022	WD	Q	I	01	315,000
GRANTOR: DUCKETT BRANTLEY S						
GRANTEE: MILLIMAN TERRY LYN						
1434/629	4/02/2021	WD	Q	I	01	267,500
GRANTOR: EAGLE THOMAS H MANAGI						
GRANTEE: DUCKETT BRANTLEY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,51] E16 S3 E7 S7 E8 S3 E22 N3 E12 N32 W13 S2 S8 W21 N8 W31 S20 $
FGR=[ORIG=80,51] S26 E23 N23 W7 N3 W16 $
FOP=[ORIG=111,31] S8 E21 N8 W21 $
FOP=[ORIG=111,64] S8 E11 N3 E11 N5 W22 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,301

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 03/19/2026 BY robin Total Acres: 0.39 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS