LOT 34 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1406-

CAMPBELL SHEILA RENEE
108 NW KIRSTIN DR
LAKE CITY, FL 32055

2027

23-3S-16-02279-134

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

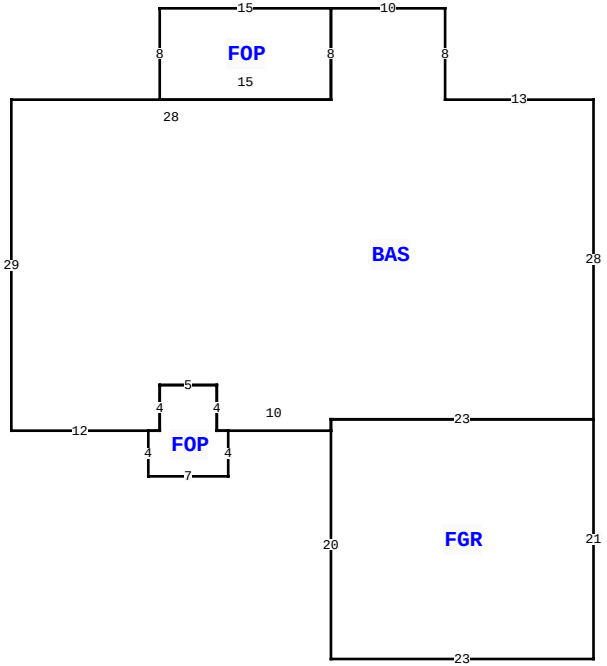
NEIGHBORHOOD/LOC 23316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	192,580
FGR	483	55		266	33,790
FOP	48	30		14	1,778
FOP	120	30		36	4,573
TOTALS	2,167			1,832	232,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,832	122.8500	135.14	247,576	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1516 HX Base Yr 2024



108 NW KIRSTIN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,721
TOTAL MARKET OB/XF VALUE		1,519
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		262,240
SOH/AGL Deduction		0
ASSESSED VALUE		262,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,829
TOTAL JUST VALUE		262,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39671	SFR	0	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1916	7/26/2023	WD	Q	I	01	299,000
GRANTOR: WATSON DARREN SUMMER						
GRANTEE: CAMPBELL SHEILA REN						
1437/1015	5/10/2021	WD	Q	I	01	257,000
GRANTOR: SKINNER CLAUDE WADE I						
GRANTEE: WATSON DARREN SUMME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N8 W10 FOP= W15 S8 E15 N8$ S8 W28 S29 E12 FOP= S4 E7 N4 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E10 FGR= S20 E23 N21 W23 S1$ N1 E23 N28 $.

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	675.00	UT	2.25	2.25	100	2020	2020	3	100	1,519	

TOTAL OB/XF 1,519

LAND DESCRIPTION

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 09/08/2023 BY ME Total Acres: 0.31 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS