

COMM SE COR OF SW1/4 OF NE1/4, R
FOR POB, RUN NW 23 DEG 416.22 FT
CURVE, RUN NW'LY ALONG R/W 75.10

J & K TRUST
215 NW FAIRWAY HILLS GLN #11
LAKE CITY, FL 32055

2026

27-3S-16-02314-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 195,325 TOTAL MARKET VALUE 195,325 SOH/AGL Deduction 0 ASSESSED VALUE 195,325 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 195,325 TOTAL JUST VALUE 195,325 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 195,325									
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		27316.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
																				1544/1116	7/10/2025	WD U	V	37	184,000						
																						GRANTOR: TURKEY CREEK PHASE 1									
																						GRANTEE: J & K TRUST									
																						1433/924	3/25/2021	WD Q	V	01	234,000				
																						GRANTOR: MOTT JACK AS TRUSTEE									
																						GRANTEE: TURKEY CREEK PHASE									
																						BUILDING NOTES									
																						BUILDING DIMENSIONS									
TOTALS																				BLD DATE		LGL DATE									
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR							
1	9900	C	AC NON-AG	0		RMF-1	0.00	0.00	30.05	AC		1.00	1.00	1.00	6,500.00	6,500.00	195,325														
REVIEW DATE 09/18/2025 BY TP Total Acres: 30.05 Total Land Value: 195,325 Market: 0 Agricultural: 0 Common: 195,325 PRINTED 06/09/2026 BY SYS																															