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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 03/23/2026 BY SYS