

COMM SW COR OF NW1/4, RUN E 35.0  
TURNER RD, N ALONG R/W 1047.07 F  
N 169.39 FT, E 155.02 FT, SE 6 D

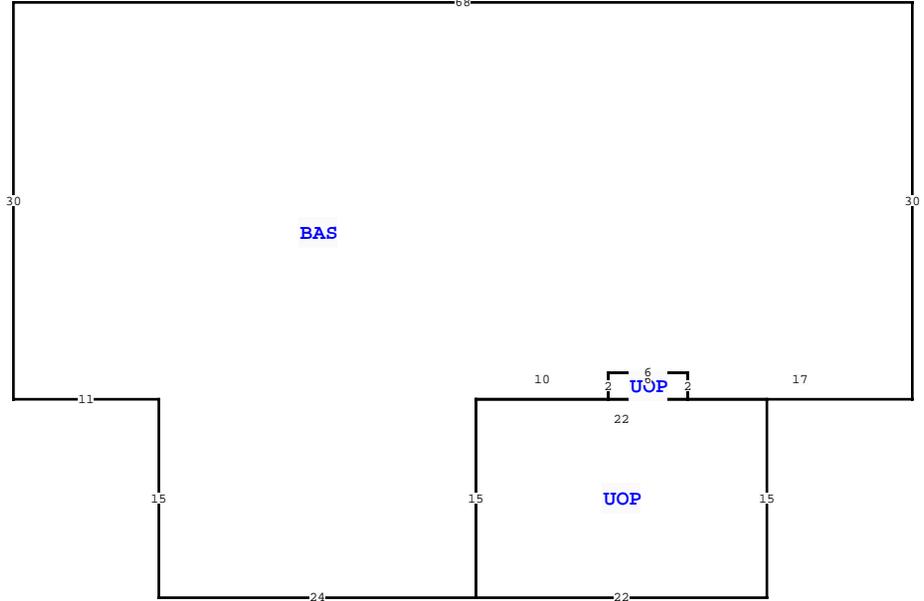
HAMILTON DAVID H  
1259 NW TURNER AVE  
LAKE CITY, FL 32055

**2026**

27-3S-16-02315-201

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural Units	01	CONV	100		
			0 100		
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM				06	
NEIGHBORHOOD/LOC	27316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100		2,388	143,607
UOP	12	25		3	180
UOP	330	25		82	4,931
TOTALS	2,730			2,473	148,719

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	2023	Heated Area: 2388		HX Base Yr 2023				



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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		148,719	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		175,819	
SOH/AGL Deduction		41,726	
ASSESSED VALUE		134,093	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		82,682	
TOTAL JUST VALUE		175,819	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26728	M H	560	02/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/57	12/30/2021	QC	U	I	11	100

GRANTOR: HAMILTON GARY A  
GRANTEE: HAMILTON DAVID H

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0969	5/01/2014	QC	U	I	11	100

GRANTOR: MARY B HAMILTON  
GRANTEE: GARY A HAMILTON

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
1259 NW TURNER AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W68 S30 E11 S15 E24 UOP= E22 N15 W22 S15\$ N15 E10 UOP= E6 N2 W6 S2\$ N2 E6 S2 E17 N30\$.	

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
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTAL OB/XF															4,600	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							