

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

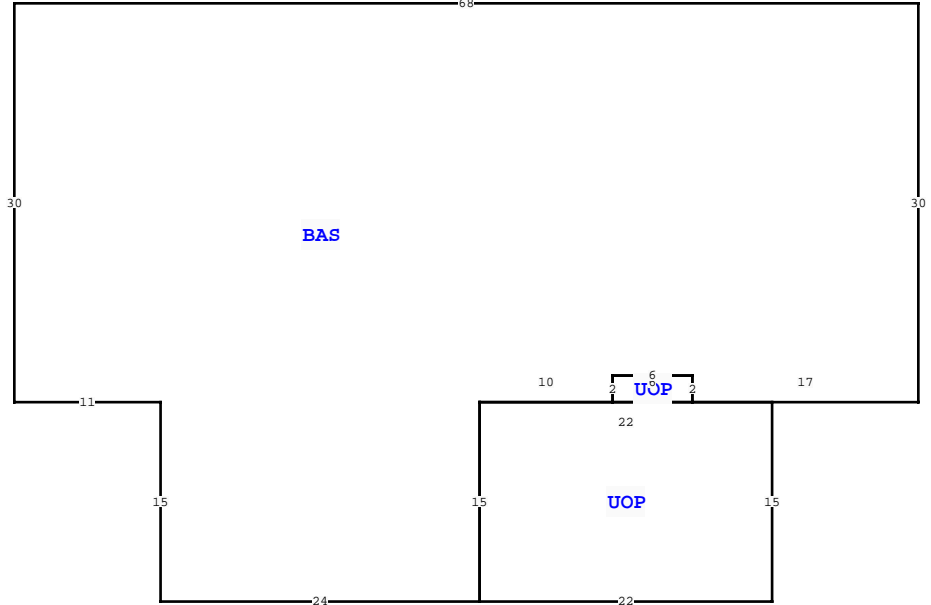
2026

27-3S-16-02315-201



ELEMENT		CD	BUILDING CHARACTERISTICS		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		MKT AREA		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	140,626	
UOP	12	25		3	177	
UOP	330	25		82	4,829	
TOTALS	2,730			2,473	145,631	

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		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			145,631
TOTAL MARKET OB/XF VALUE			4,600
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			172,731
SOH/AGL Deduction			38,638
ASSESSED VALUE			134,093
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			82,682
TOTAL JUST VALUE			172,731
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
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	
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\$.	

EXTRA FEATURES																
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	1.00	UT	1,200.00	100	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
TOTALS															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							