

COMM SW COR OF NW1/4, RUN E 35.0
TURNER RD, N ALONG R/W 1216.46 F
N 145.01 FT, NE 84 DEG 139.70 FT

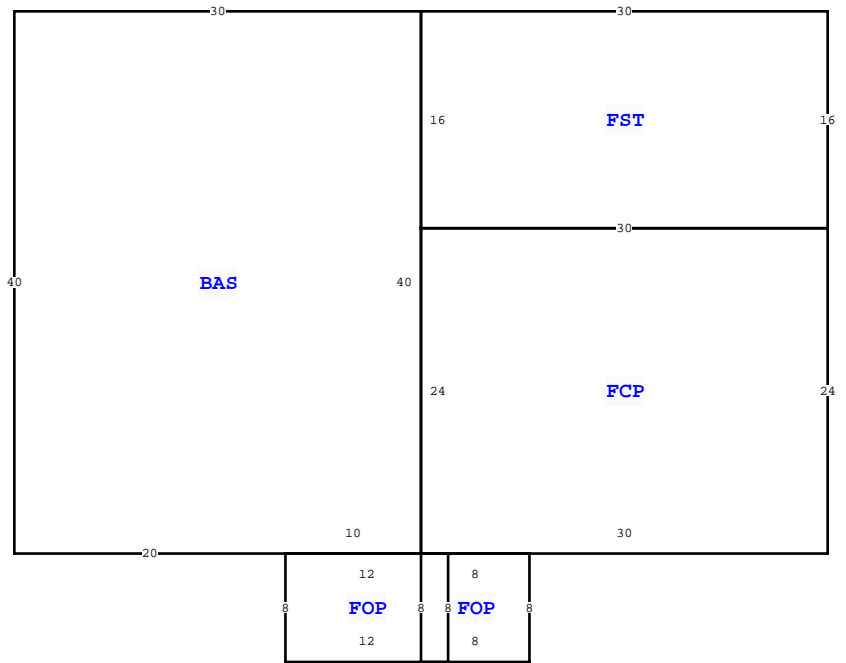
HAMILTON GARY A
1267 NW TURNER AVE
LAKE CITY, FL 32055

2026

27-3S-16-02315-202

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	
FCP	720	25	
FOP	64	30	
FOP	96	30	
FST	480	55	
TOTALS	2,560		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2018	116.13	196,492	1955	1955	0	0	35.00	65.00
			Heated Area: 1200			HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			127,720
TOTAL MARKET OB/XF VALUE			5,188
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			155,408
SOH/AGL Deduction			84,730
ASSESSED VALUE			70,678
TOTAL EXEMPTION VALUE	HX HB	45,678	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			155,408
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0971	5/01/2014	QC	U	I	11	100
GRANTOR: MARY D HAMILTON						
GRANTEE: GARY A HAMILTON						
1232/0947	3/30/2012	WD	U	I	30	14,000
GRANTOR: GARY HAMILTON						
GRANTEE: MARY B HAMILTON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	145.00	UT	7.50	7.50	100
3	0166	CONC,PAVMT	0	100	0	0	1,000.00	UT	3.00	3.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												5,188
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/14/2026			MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 S40 E20 FOP= S8 E12 N8 W12\$ E10 FOP= S8 E8 N8 W8\$ N40\$ FST= S16 FCP= S24 E30 N24 W30\$ E30 N16 W30\$.											

LAND DESCRIPTION												TOTAL OB/XF												5,188
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							