

LOT 7 TURNER MEADOWS S/D.
472-246, 793-1325, QC 1173-563,

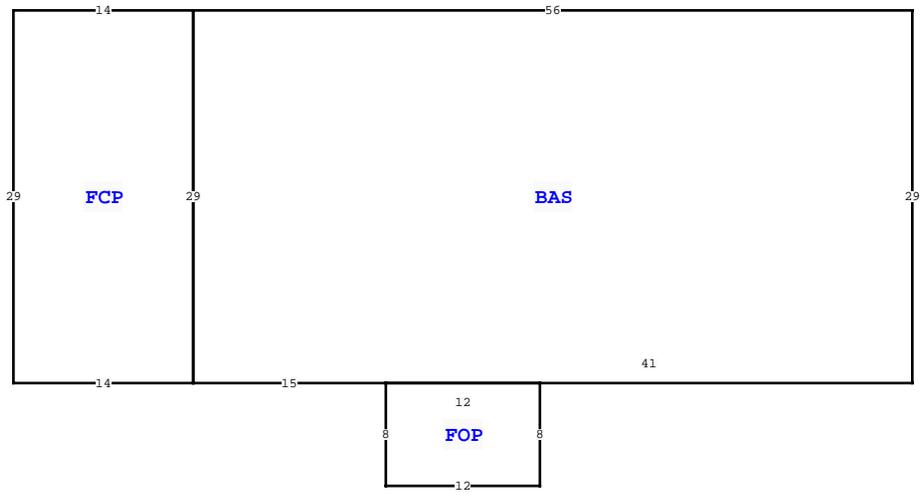
BECK C BREN/BECK EVELYN R
337 NW KENMORE GLEN
LAKE CITY, FL 32055

2026

27-3S-16-02317-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,624	100	
FCP	406	25	
FOP	96	30	
TOTALS	2,126		

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								
				Heated Area: 1624			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			126,327
TOTAL MARKET OB/XF VALUE			1,550
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			146,377
SOH/AGL Deduction			80,852
ASSESSED VALUE			65,525
TOTAL EXEMPTION VALUE	HX HB SX	65,525	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			146,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,377
SALE:1:1: LOT 7 TURNER MEADOWS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/2293	8/31/2017	WD	U	I	18	56,500
GRANTOR: FEDERAL NATINAL MORTG						
GRANTEE: C BRENT & EVELYN R						
1332/1168	2/22/2017	CT	U	I	18	0
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: FEDERAL NATINAL MOR						

EXTRA FEATURES		337 NW KENMORE GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
2	0020	BARN,FR	0.00
3	0252	LEAN-TO W/	0.00
4	0070	CARPORT UF	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 FCP= W14 S29 E14 N29\$ S29 E15 FOP= S8 E12 N8 W12\$ E41 N29\$.	

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							