

LOT 9 TURNER MEADOWS S/D.
432-231, 598-737, 705-452, AG 71

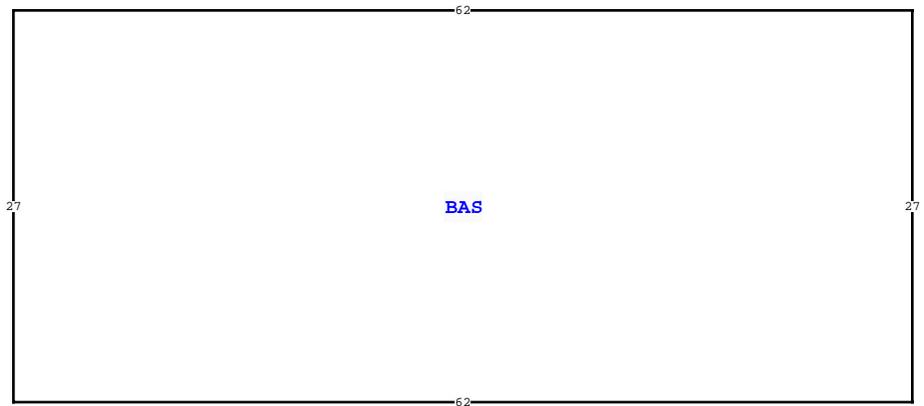
KURZ PAMELA J/KURZ BENJAMIN T
302 NW KENMORE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02317-009


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| 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 Floo | 14 CARPET 90 |
| Interior Floo | 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 |
| Architectual | 01 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|-------------------|-----|-----|------|------|------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 MOBILE HME | | 100% | - 2016 | | Heated Area: 1674 | | | | | HX Base Yr | 2016 |



| | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| Quality | 05 05 | | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | MKT AREA 06 | | | | |
| NEIGHBORHOOD/LOC | 27316.040 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,674 | 100 | | 1,674 | 45,760 |
| TOTALS | 1,674 | | | 1,674 | 45,760 |

302 NW KENMORE GLN, LAKE CITY

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

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 45,760 |
| TOTAL MARKET OB/XF VALUE | | | 8,300 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 72,560 |
| SOH/AGL Deduction | | | 28,113 |
| ASSESSED VALUE | | | 44,447 |
| TOTAL EXEMPTION VALUE | HX HB | | 25,000 |
| BASE TAXABLE VALUE | | | 19,447 |
| TOTAL JUST VALUE | | | 72,560 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 72,560 |

| | | | |
|--------------------------------|-------------|-----|--------|
| SALE:2:1: 2 PARCELS | | | |
| XFOB:1:1: FLEETWOOD MH | | | |
| SALE:1:1: LOT 9 TURNER MEADOWS | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | |
| 1282/2415 | 10/14/2014 | QC | U | I | 11 | 100 | |
| GRANTOR: MERLE E & SARIAN VUNK | | | | | | | |
| GRANTEE: PAMELA J & BENJAMIN | | | | | | | |
| 0952/1930 | 5/03/2002 | WD | Q | I | 01 | 100 | |
| GRANTOR: SWITZER | | | | | | | |
| GRANTEE: MERLE & SARIAN VUNK | | | | | | | |

| 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 | 1994 | 1994 | 3 | 100 | 1,200 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 2007 | 2007 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| TOTAL OB/XF 8,300 | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W62 S27 E62 N27\$. | | | | | | | | | | | | | | |

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |