

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

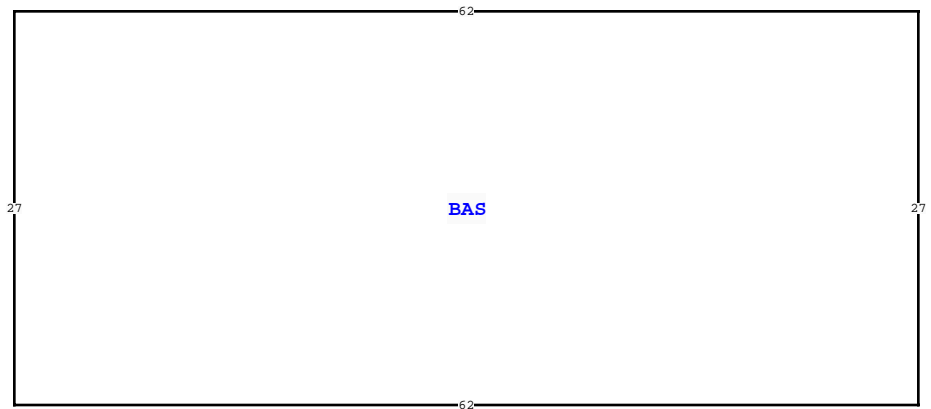
KURZ PAMELA J/KURZ BENJAMIN T
302 NW KENMORE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02317-009
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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							