LOT 1 TURNER ESTATES.

WD 1543-2343,

SHAW JUSTIN/SHAW ANGELINA
601 NW TURNER AVE
LAKE CITY, FL 32055

2027

27-3S-16-02324-101

BUILDING CHARACTERISTICS

ELEMENT	CD	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 Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 06

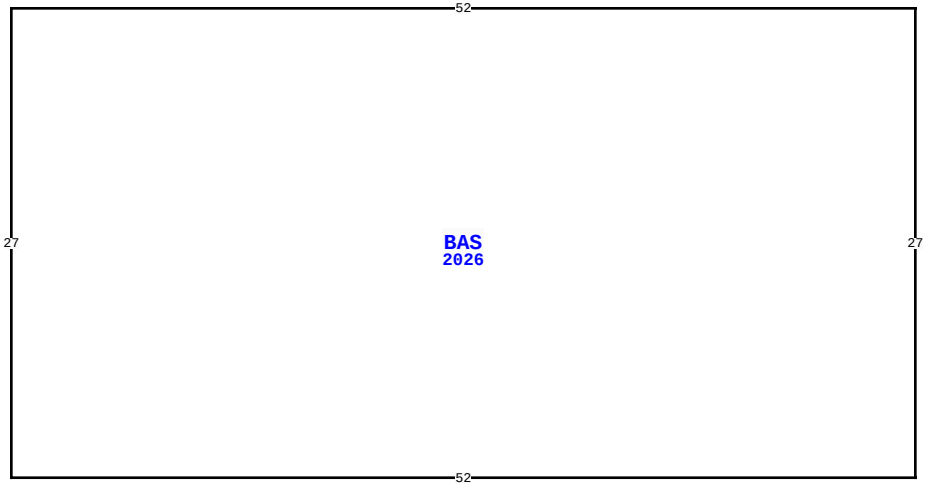
NEIGHBORHOOD/LOC 27316.10 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2026	1,404	150,058
TOTALS	1,404			1,404	150,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.6000	109.06	153,120	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1404 HX Base Yr



601 NW TURNER AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

EXTRA FEATURES

LN	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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,058
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	166,458
SOH/AGL Deduction	0
ASSESSED VALUE	166,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,458
TOTAL JUST VALUE	166,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052417	Mobile Home		02/22/2025
000050032	Right-of-Way Acce		06/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2343	6/26/2025	WD	Q	I	01	225,000

GRANTOR: 2911 PROPERTIES LLC

GRANTEE: SHAW JUSTIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=100,10] S27 W52 N27 E52 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 0.55 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS