LOT 14 BLOCK A COUNTRY LANE ESTA
742-1233, WD 1435-397, WD 1561-1

LEEK HARVEY JR/LEEK ANNETTE
135 NW TURKEY TROT GLN
LAKE CITYE, FL 32055

2027

28-2S-16-01771-114

BUILDING CHARACTERISTICS

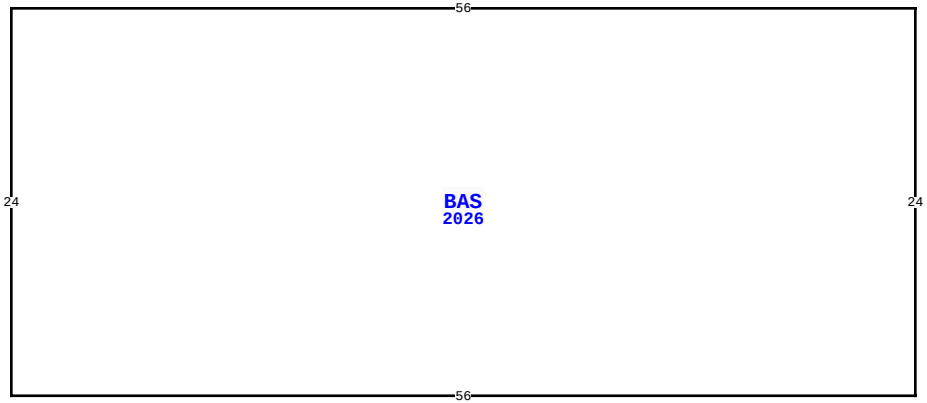
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	28216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2026	1,344	68,598
TOTALS	1,344			1,344	68,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,344	116.0000	92.80	124,723	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1344 HX Base Yr



135 NW TURKEY TROT GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,598
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	127,098
SOH/AGL Deduction	26,477
ASSESSED VALUE	100,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,621
TOTAL JUST VALUE	127,098
NCON VALUE	1,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042555	Mobile Home		08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1918	2/26/2026	WD	Q	I	01	180,000
GRANTOR: MENE ARIAN						
GRANTEE: LEEK HARVEY JR						
1435/397	4/09/2021	WD	Q	V	01	45,000
GRANTOR: THACKRAH ALAN R						
GRANTEE: MENE ARIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-59,-18] E56 S24 W56 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/01/2026 BY TP Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS