PART OF LOT 1 BLOCK B RANCHETTES
NE COR OF NE1/4 OF NE1/4, S 465.
TO W R/W TURNER RD FOR POB, CONT

BISPHAM JOHN M
1420 NW TURNER AVE
LAKE CITY, FL 32055

**2027**

**28-3S-16-02363-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 32 | HARDIE BRD 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

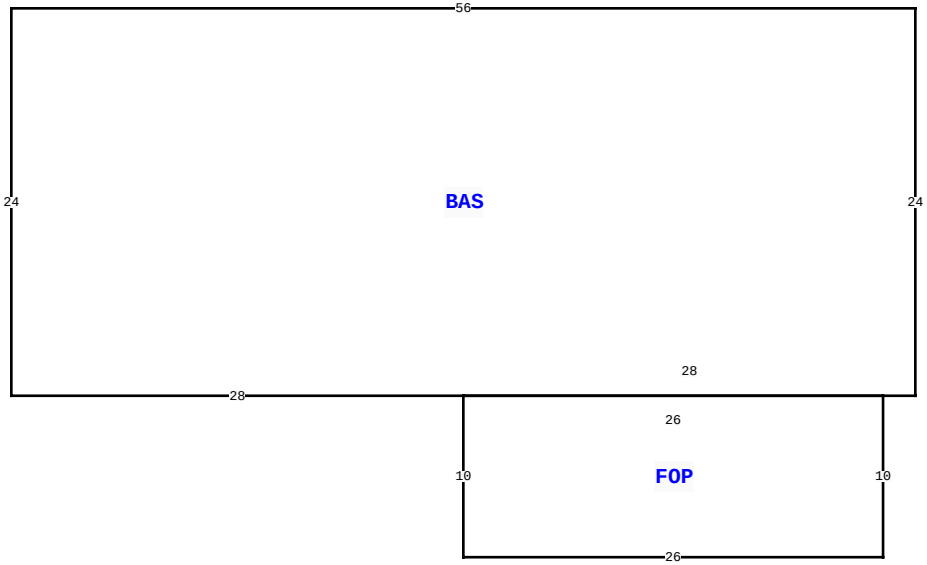
NEIGHBORHOOD/LOC 28316.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | | 1,344 | 31,148 |
| FOP | 260 | 35 | | 91 | 2,109 |
| TOTALS | 1,604 | | | 1,435 | 33,258 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,435 | 96.5700 | 57.94 | 83,144 | 1985 | 1985 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2007 Heated Area: 1344 HX Base Yr 2007




1420 NW TURNER AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2022 MLU |
| 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 | 0060 | CARPORT F | 0 | 100 | 19 | 20 | 380.00 | UT | 3.00 | 3.00 | 100 | 2017 | 2017 | 3 | 100 | 1,140 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,258 |
| TOTAL MARKET OB/XF VALUE | | 1,640 |
| TOTAL LAND VALUE - MARKET | | 16,330 |
| TOTAL MARKET VALUE | | 51,228 |
| SOH/AGL Deduction | | 17,209 |
| ASSESSED VALUE | | 34,019 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 9,019 |
| TOTAL JUST VALUE | | 51,228 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 51,228 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0960/0847 | 8/02/2002 | WD | Q | I | | 17,000 |
| GRANTOR: LLOYD ADAMS | | | | | | |
| GRANTEE: JOHN BISPHAM | | | | | | |
| 0956/1418 | 6/21/2002 | QC | Q | I | 01 | 5,000 |
| GRANTOR: COLUMBIA CO BANK | | | | | | |
| GRANTEE: LLOYD ADAMS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S24 E28 FOP= S10 E26 N10 W26$ E28 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 1,640

| 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 | 0100 | C | SFR | 100 | | RSF/MH | 0.00 | 0.00 | 1.42 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 16,330 | | | | | | | |

REVIEW DATE 03/08/2023 BY KS Total Acres: 1.42 Total Land Value: 16,330 Market: 0 Agricultural: 0 Common: 16,330 PRINTED 11/17/2026 BY SYS