S1/2 OF N1/2 OF SE1/4 OF SE1/4 O
502-19, 825-1353,834-728, 907-11

IRVING ANGELA GAYLE/ZAMARRON GUADALUPE SAAVEDRA
1114 NW TURNER AVE
LAKE CITY, FL 32055

2027

28-3S-16-02365-006

BUILDING CHARACTERISTICS

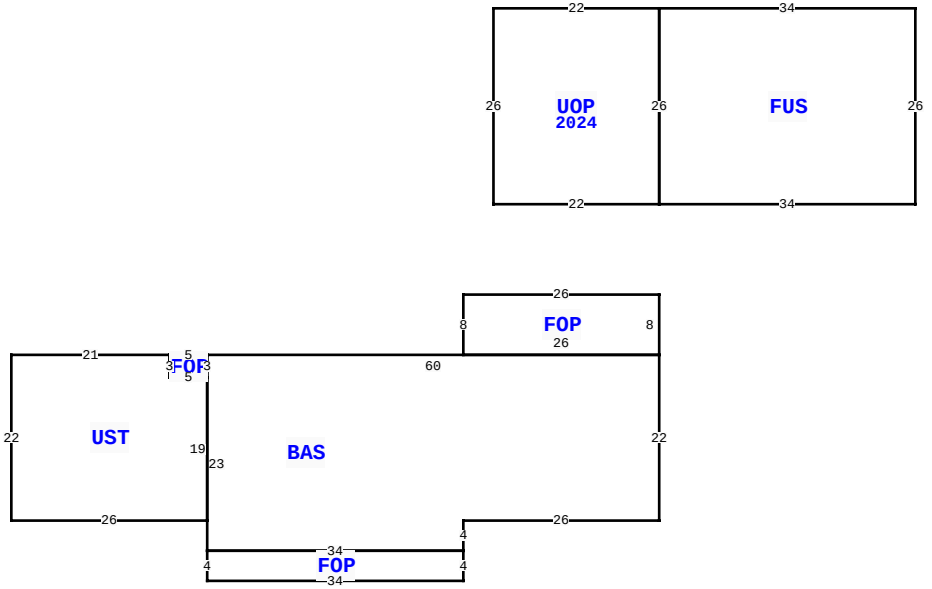
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	85,910
FOP	15	30		4	236
FOP	136	30		41	2,419
FOP	208	30		62	3,658
FUS	884	100		884	52,160
UOP	572	20	2024	114	6,727
UST	557	45		251	14,810
TOTALS	3,828			2,812	165,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,812	97.5240	107.28	301,671	1976	1980	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2024 Heated Area: 2340 HX Base Yr 2024



1114 NW TURNER AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,919
TOTAL MARKET OB/XF VALUE	5,500
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	191,419
SOH/AGL Deduction	28,728
ASSESSED VALUE	162,691
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	111,280
TOTAL JUST VALUE	191,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042369	Roof Replacement	10,480	07/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2405	6/28/2023	WD	Q	I	01	329,500
GRANTOR: USCILA JOSEPH						
GRANTEE: IRVING ANGELA GAYLE						
1476/1719	9/28/2022	WD	U	I	19	193,000
GRANTOR: LEONARD PATRICIA A						
GRANTEE: USCILA JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W60 S3 S23 E34 N4 E26 N22 $
FUS=[ORIG=0,-20] N26 E34 S26 W34 $
UST=[ORIG=-60,3] W5 N3 W21 S22 E26 N19 $
FOP=[ORIG=0,0] N8 W26 S8 E26 $
FOP=[ORIG=-60,26] S4 E34 N4 W34 $
FOP=[ORIG=-60,0] W5 S3 E5 N3 $
PTR=[ORIG=0,0] N20 S20 $
UOP=[YR=2024;ORIG=0,-20] W22 N26 E22 S26 $
.
```

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	50	0	0	3	50	1,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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	0100	C	SFR	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,000							

REVIEW DATE 10/06/2023 BY TP Total Acres: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS