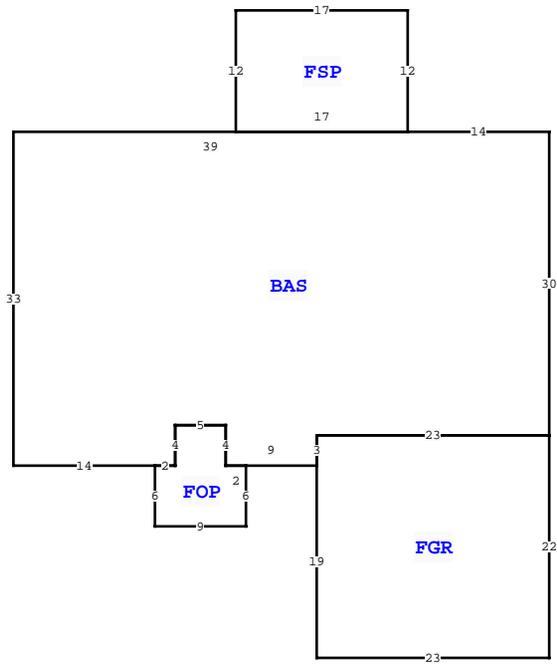


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,042	113.1020	128.94	263,295	1997	1997	0	0	28.00	72.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1660 HX Base Yr													



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	1,660	100		1,660	154,109
FGR	506	55		278	25,808
FOP	74	30		22	2,043
FSP	204	40		82	7,613
TOTALS	2,444			2,042	189,572

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	189,572			
TOTAL MARKET OB/XF VALUE	5,322			
TOTAL LAND VALUE - MARKET	20,000			
TOTAL MARKET VALUE	214,894			
SOH/AGL Deduction	0			
ASSESSED VALUE	214,894			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	214,894			
TOTAL JUST VALUE	214,894			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	214,144			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37375	MAINT/ALTR	0	10/29/2018
12342	SFR	265	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/491	10/18/2025	QC	U	I	30	160,700
GRANTOR: DANAHER KELLY R NOLAN						
GRANTEE: RUSS ADAM RANDALL						
1540/365	5/13/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RUSS)						
GRANTEE: RUSS ADAM RANDALL						

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	0166	CONC, PAVMT	0	0	0	0	1,809.00	UT	1.50	1.50	100	1997	1997	3	100	2,714	
2	0169	FENCE/WOOD	0	0	0	0	320.00	UT	7.50	7.50	70	1997	1997	3	70	1,680	
3	0120	CLFENCE 4	0	0	0	0	136.00	UT	4.50	4.50	70	1997	1997	3	70	428	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

TOTAL OB/XF														5,322			
1152 NW TURNER AVE, LAKE CITY																	
BLD DATE														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 FSP= N12 W17 S12 E17\$ W39 S33 E14 FOP= S6 E9 N6 W2 N4 W5 S4 W2\$ E2 N4 E5 S4E9 FGR= S19 E23 N22 W2S3\$ N3E23 N30\$.													

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	0100	C	SFR	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,000										