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502-19, 825-1353, WD 857-686, DC

RUSS ADAM RANDALL
1152 NW TURNER AVE
LAKE CITY, FL 32055

2027

28-3S-16-02365-010

BUILDING CHARACTERISTICS

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 Floo	14	CARPET 80
Interior Floo	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
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

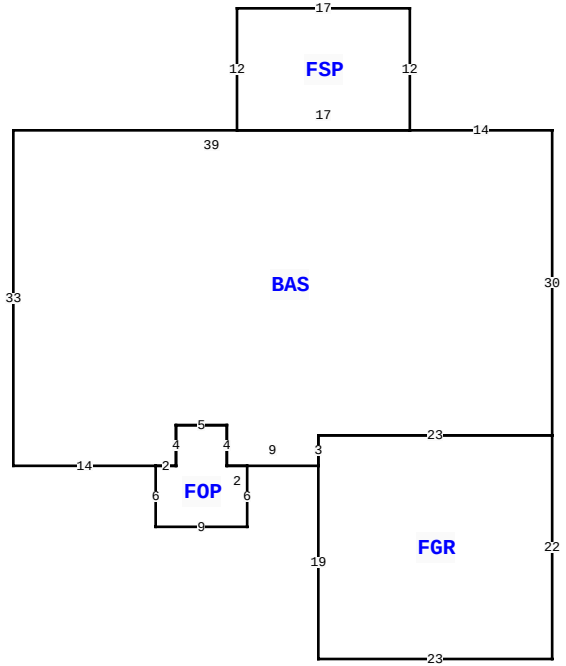
NEIGHBORHOOD/LOC 28316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	148,695
FGR	506	55		278	24,902
FOP	74	30		22	1,971
FSP	204	40		82	7,345
TOTALS	2,444			2,042	182,912

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	124.41	254,045	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 2026 Heated Area: 1660 HX Base Yr



1152 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	182,912
TOTAL MARKET OB/XF VALUE	5,322
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	208,234
SOH/AGL Deduction	0
ASSESSED VALUE	208,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,234
TOTAL JUST VALUE	208,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,557

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						

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 W23S3$ N3E23 N30$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 5,322

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	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,000							

REVIEW DATE 01/21/2026 BY TP Total Acres: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS