LOT 5 OAK HAMLET S/D.

836-145, 879-219, 903-2427,2430,

NAIL ASENATH N REVOCABLE LIVING TRUST
1280 NW TURNER AVE
LAKE CITY, FL 32055

2027

28-3S-16-02365-105

BUILDING CHARACTERISTICS

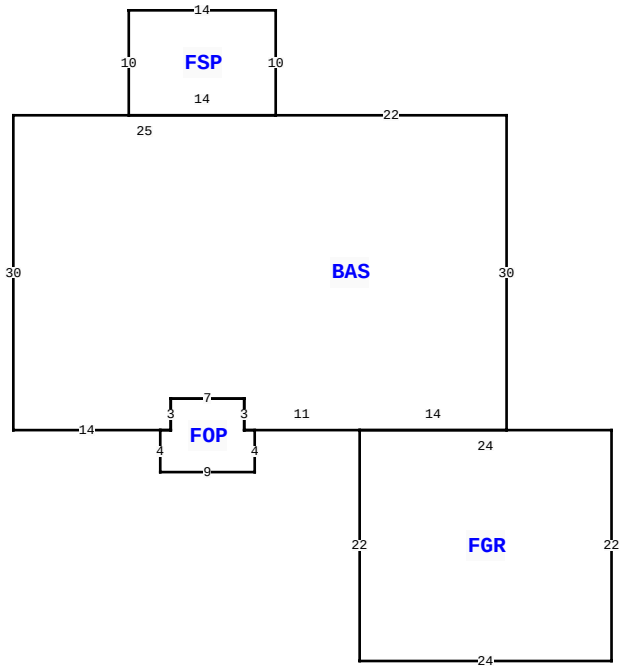
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		28316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,389	100		1,389	126,574
FGR	528	55		290	26,427
FOP	57	30		17	1,549
FSP	140	40		56	5,103
TOTALS	2,114			1,752	159,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	113.4840	124.83	218,702	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 0% - 2025 Heated Area: 1389 HX Base Yr



1280 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	2,020.00	UT	1.50	1.50	100	1998	1998	3	100	3,030	
2	0120	CLFENCE 4	0	0	0	0	432.00	UT	4.50	4.50	70	1993	1993	3	70	1,361	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	159,652
TOTAL MARKET OB/XF VALUE	4,391
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	186,543
SOH/AGL Deduction	0
ASSESSED VALUE	186,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,543
TOTAL JUST VALUE	186,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046681	Roof Replacement	15,300	03/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/0219	4/20/1999	WD	Q	I		81,500

GRANTOR: TIMMONS

GRANTEE: NAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N10 W14 S10 E14$ W25 S30 E14 FOP= S4 E9 N4 W1 N3 W7 S3 W1$ E1 N3 E7 S3E11 FGR= S22 E24 N22 W24$ E14N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,391

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/30/2023 BY jerry Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS