

COMM SW COR OF NE1/4 OF SE1/4, E
R/W OF TURNER RD, N 317.5 FT FOR
FT, N 158.75 FT, E 275 FT TO W R

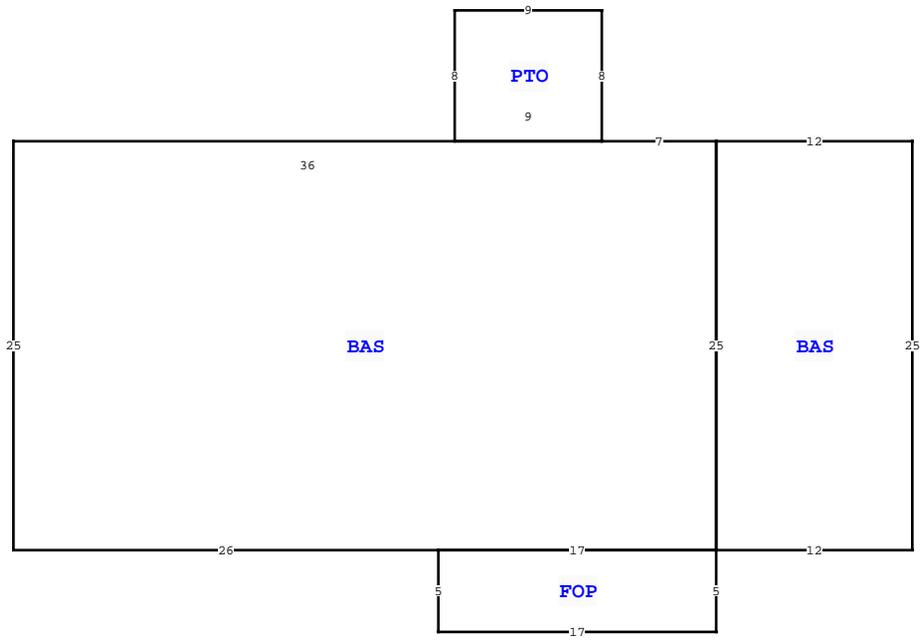
RACHAL THOMAS N/RACHAL MARY LEE
868 NW TURNER AVE
LAKE CITY, FL 32055

2026

28-3S-16-02366-016

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,405	117.0000	131.04	184,111	1974	1974	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2015 Heated Area: 1375 HX Base Yr 2015												



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	28316.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	25,553
BAS	1,075	100		1,075	91,564
FOP	85	30		26	2,215
PTO	72	5		4	341
TOTALS	1,532			1,405	119,672

868 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	100	10	14	140.00	UT	7.50	7.50	70	1993	1993	3	70	735	
2	0169	FENCE/WOOD	0	100	0	0	80.00	UT	13.50	13.50	100	2008	2008	3	100	1,080	

TOTAL OB/XF 1,815

LAND DESCRIPTION																								
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	100		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			119,672
TOTAL MARKET OB/XF VALUE			1,815
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			134,487
SOH/AGL Deduction			52,497
ASSESSED VALUE			81,990
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			25,579
TOTAL JUST VALUE			134,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044545	Roof Replacement	8,300	05/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/1380	5/27/2010	QC	U	I	11	100
GRANTOR: MARY K POWELL						
GRANTEE: MARY K POWELL & THO						
1178/0848	8/03/2009	QC	U	I	11	100
GRANTOR: MARY K POWELL						
GRANTEE: MARY K POWELL & THO						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W7 PTO= N8 W9 S8 E9 \$ W36 S25 E26 FOP= S5E17N5 W17\$ E17 BAS= E12 N25W12 S25\$ N25\$.												