COMM 1290.18 FT E OF SW COR OF N
WHICH IS W R/W OF TURNER RD, N 1
POB, W 275 FT, N 158.75 FT, E 27

WYMAN CATHERINE
1582 SW KING ST
LAKE CITY, FL 32024

2027

28-3S-16-02366-019

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
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

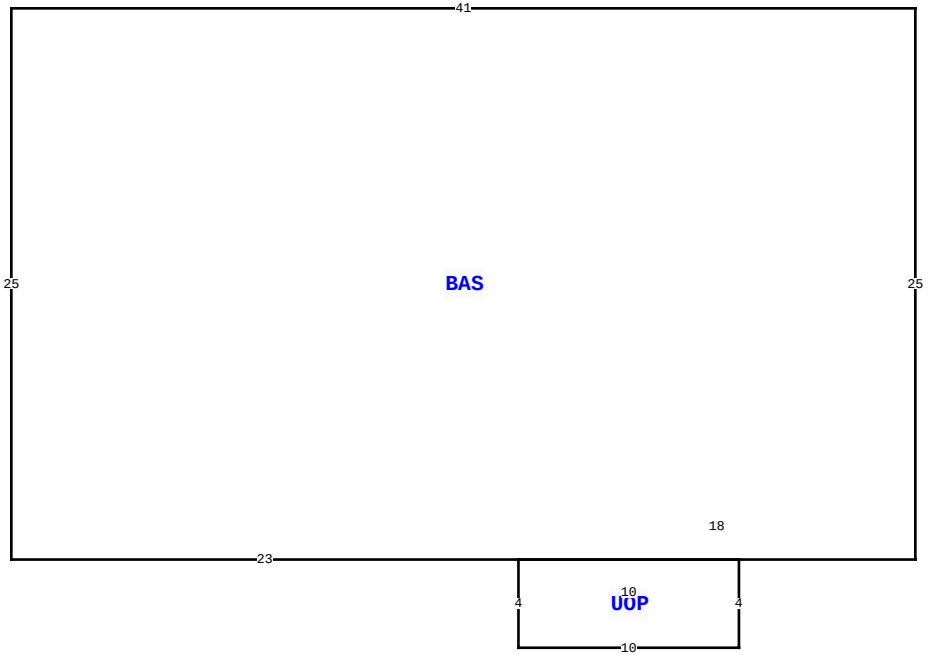
NEIGHBORHOOD/LOC 28316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	90,550
UOP	40	20		8	707
TOTALS	1,065			1,033	91,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,033	123.5520	135.91	140,395	1974	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1025 HX Base Yr 2023



840 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	10	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		91,257
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		110,357
SOH/AGL Deduction		0
ASSESSED VALUE		110,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,946
TOTAL JUST VALUE		110,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2261	8/08/2022	LE	U	I	14	100
GRANTOR: WYMAN CATHERINE						
GRANTEE: WYMAN CATHERINE						
1471/1188	7/12/2022	WD	Q	I	01	125,000
GRANTOR: REED JOHN T						
GRANTEE: WYMAN CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E23 UOP= S4 E10N4 W10$ E18 N25$.

LAND DESCRIPTION

TOTAL OB/XF 6,100

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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/07/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS