

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
840 NW TURNER AVE
LAKE CITY, FL 32055

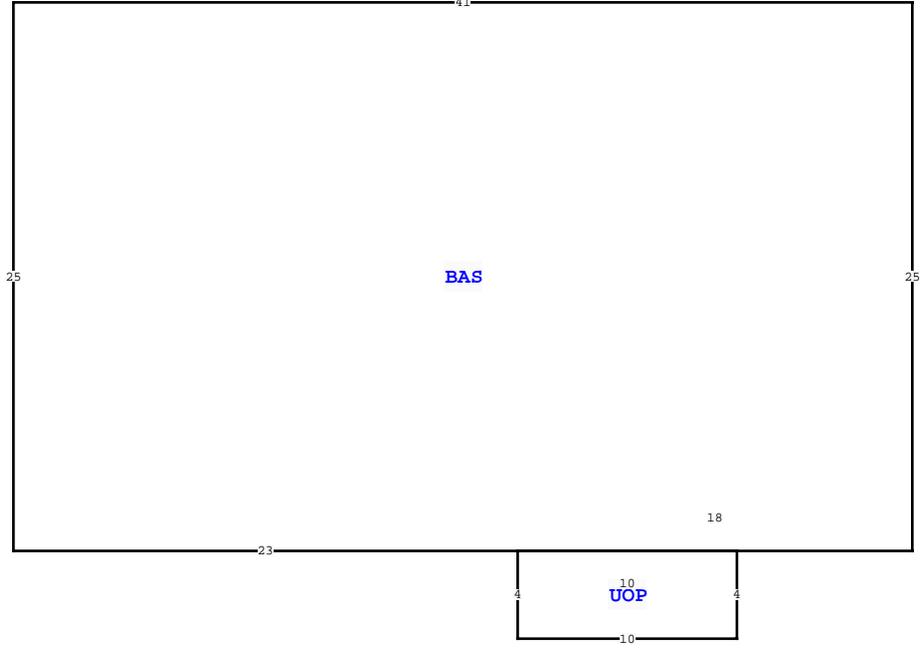
2026

28-3S-16-02366-019



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	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	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
BAS	1,025	100	
UOP	40	20	
TOTALS	1,065		1,033 92,916

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2023		142,947	1974	1990	0	0	35.00	65.00
Heated Area: 1025				HX Base Yr 2023							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			92,916
TOTAL MARKET OB/XF VALUE			6,100
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			112,016
SOH/AGL Deduction			538
ASSESSED VALUE			111,478
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			60,067
TOTAL JUST VALUE			112,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,445

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	I	14	100
GRANTOR: WYMAN CATHERINE						
GRANTEE: WYMAN CATHERINE						
1471/1188	7/12/2022	WD Q	I	I	01	125,000
GRANTOR: REED JOHN T						
GRANTEE: WYMAN CATHERINE						

EXTRA FEATURES		840 NW TURNER AVE, LAKE CITY														
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	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	10	8		1.00	UT 0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 800.00	100	2023	2022		100	800	
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 2,000.00	100	2023	2022		100	2,000	
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 2,000.00	100	2023	2022		100	2,000	

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

BUILDING NOTES	

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

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