LOTS 1 & 2 BLOCK 18 CAROLYN HEIG
316-440, 905-806, QC 1092-2178,

TURNER TIANA MICHELLE/TURNER DANIELLE KATRINA
371 SE CHEDDAR ST
LAKE CITY, FL 32025

2027

28-3S-17-05817-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME

MAP NUM | MKT AREA 07

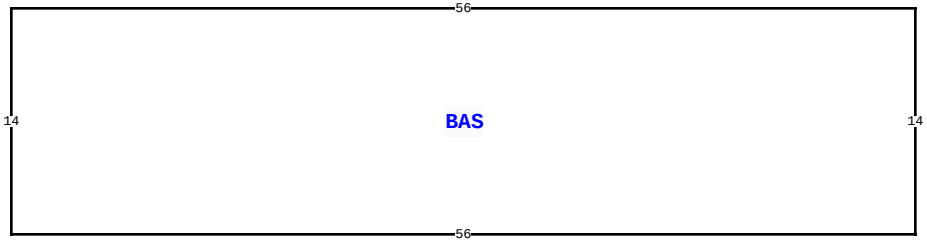
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	13,392
TOTALS	784			784	13,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	94.9000	56.94	44,641	1985	1985	10	0	0	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



491 NE BUDDY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	29,054
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	52,354
SOH/AGL Deduction	0
ASSESSED VALUE	52,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,354
TOTAL JUST VALUE	52,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15279	M H	125	03/24/1999
14248	M H	125	07/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/499	12/20/2021	QC	U	I	11	100
GRANTOR: TURNER DANIELLE						
GRANTEE: TURNER DANIELLE						
1092/2178	8/15/2006	QC	Q	I	01	100
GRANTOR: RODGER AUSGOOD						
GRANTEE: RODGER AUSGOOD & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	0200	C	MBL HM	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	16,800							

REVIEW DATE 09/18/2015 BY DF Total Acres: 0.43 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/17/2026 BY SYS

LOTS 1 & 2 BLOCK 18 CAROLYN HEIG
316-440, 905-806, QC 1092-2178,

TURNER TIANA MICHELLE/TURNER DANIELLE KATRINA
371 SE CHEDDAR ST
LAKE CITY, FL 32025

2027

28-3S-17-05817-000

BUILDING CHARACTERISTICS

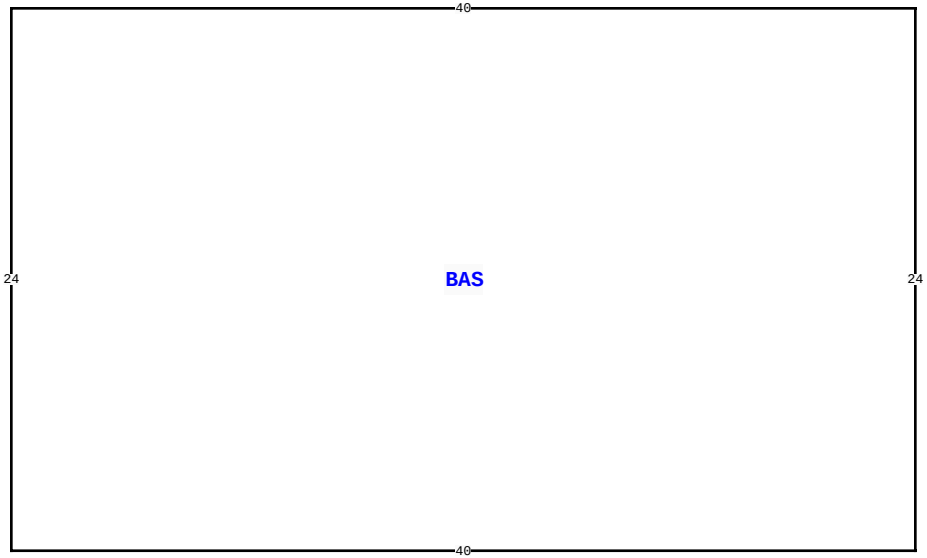
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	15,662
TOTALS	960			960	15,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	90.6390	54.38	52,205	1979	1979	10	0	0	60.00	30.00

2 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



491 NE BUDDY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	29,054
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	52,354
SOH/AGL Deduction	0
ASSESSED VALUE	52,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,354
TOTAL JUST VALUE	52,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/499	12/20/2021	QC	U	I	11	100
GRANTOR: TURNER DANIELLE						
GRANTEE: TURNER DANIELLE						
1092/2178	8/15/2006	QC	Q	I	01	100
GRANTOR: RODGER AUSGOOD						
GRANTEE: RODGER AUSGOOD & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/18/2015 BY DF Total Acres: 0.43 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/17/2026 BY SYS