

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

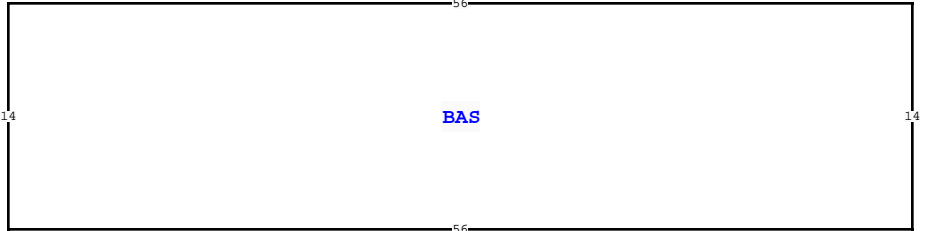
TURNER TIANA MICHELLE/TURNER DANIELLE KATRINA
371 SE CHEDDAR ST
LAKE CITY, FL 32025

2026

28-3S-17-05817-000
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 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	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	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	
1	MOBILE HME	0%	0		44,641	1985	1985	10	0	60.00	30.00	
			Heated Area: 784			HX Base Yr						



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			323
ASSESSED VALUE			52,031
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			52,031
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						

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	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	

TOTAL OB/XF													6,500				
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W56 S14 E56 N14\$.												

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	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								

