

COMM NE COR OF SW1/4 OF SW1/4, E  
S 12 DEG W 31 FT, FOR POB, N 87  
FT, SW 308.69 FT, SE 132.87 FT,

TURNER TIANA/TURNER DANIEL  
371 SE CHEDDAR CT  
LAKE CITY, FL 32025

2026

28-3S-17-11951-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	260	100	2023
BAS	1,890	100	2023
TOTALS	2,150		2,150 120,189

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
1	MANUF	1	0%	- 2023	Heated Area: 2150		HX Base Yr																								
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>260</td> <td>100</td> <td>2023</td> <td>260</td> <td>14,534</td> </tr> <tr> <td>BAS</td> <td>1,890</td> <td>100</td> <td>2023</td> <td>1,890</td> <td>105,655</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	260	100	2023	260	14,534	BAS	1,890	100	2023	1,890	105,655
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		120,189	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		6,534	
TOTAL MARKET VALUE		128,723	
SOH/AGL Deduction		0	
ASSESSED VALUE		128,723	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		128,723	
TOTAL JUST VALUE		128,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-000001	TRIPLE WIDE		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/749	2/11/2022	QC	U	V	11	100
GRANTOR: TURNER TIANA						
GRANTEE: TURNER TIANA						
1457/1844	1/26/2022	QC	P	V	98	100
GRANTOR: TURNER TIANA						
GRANTEE: TURNER TIANA						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0081	DECKING WI	0	0	0	1.00	UT	800.00	800.00	

TOTAL OB/XF													
2,000													
1110 NE FAMU LN, LAKE CITY													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=20,27] E70 S27 W70 N27 \$									
BAS=[YR=2023;ORIG=43,14] E20 S13 W20 N13 \$									

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	DPHT 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			0.00	0.00	43,560.00	SF		1.00	1.00	0.30	0.50	0.15	6,534							