AKA LOT 11-B TURKEY HAVEN S/D UN OF LOT 11): COMM NE COR OF SW1/4 1335.65 FT, W 1305.72 FT FOR POB

CULPEPPER ROGER/TOWERS PANDORA MARIE
,

2027

29-5S-16-03737-126

BUILDING CHARACTERISTICS

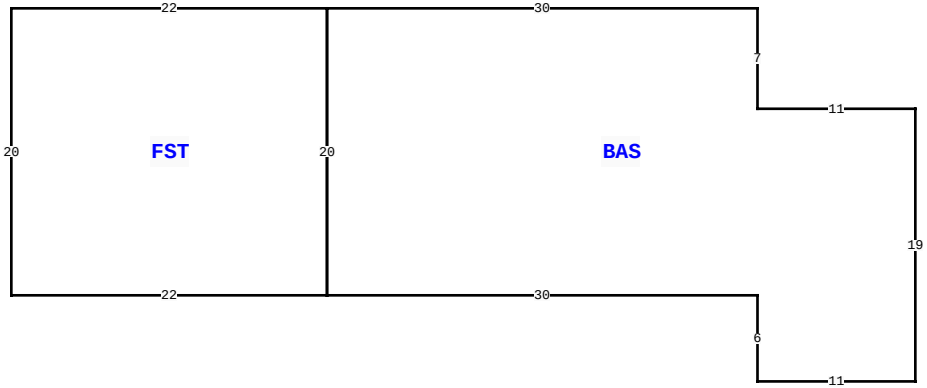
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	809	100		809	50,457
FST	440	55		242	15,093
TOTALS	1,249			1,051	65,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,051	72.0000	79.20	83,239	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 0% - 0 Heated Area: 809 HX Base Yr



321 SW POWELL GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,551
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	135,181
SOH/AGL Deduction	2,199
ASSESSED VALUE	132,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,982
TOTAL JUST VALUE	135,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27001	MAINT/ALTR	180	05/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/0304	9/23/2008	WD	Q	V	03	100
GRANTOR: BARBARA SUSAN TORNINC						
GRANTEE: ROGER CULPEPPER & P						
1144/1782	2/28/2008	AG	Q	V	01	77,000
GRANTOR: BARBARA SUSAN TORNINC						
GRANTEE: ROGER CULPEPPER & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N7 W30 FST= W22 S20 E22 N20$ S20 E30 S6 E11 N19$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0100	C	SFR	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 03/16/2026 BY KS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS