NW DIV: COMM NW COR LOT 77,
RUN W 430.60 FT FOR POB, RUN S
124 FT, W 113.40 FT, N 124 FT,

TURNER EDWARD
PO BOX 646
LAKE CITY, FL 32056

2026

30-3S-17-11708-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

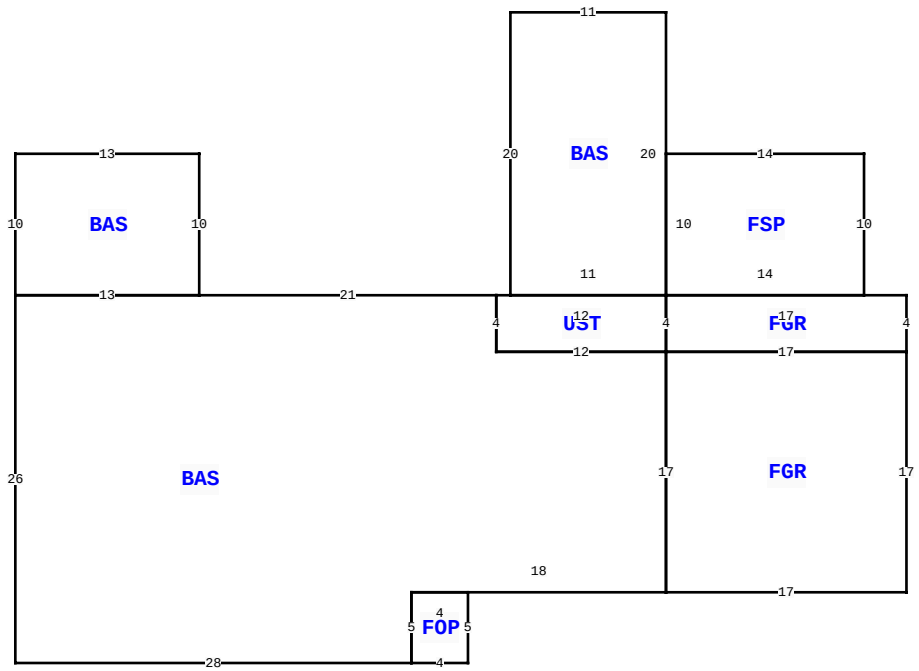
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	7,824
BAS	220	100		220	13,241
BAS	1,058	100		1,058	63,677
FGR	68	55		37	2,227
FGR	289	55		159	9,569
FOP	20	30		6	361
FSP	140	40		56	3,370
UST	48	45		22	1,324
TOTALS	1,973			1,688	101,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	97.7060	109.43	184,718	1969	1969	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2015 Heated Area: 1408 HX Base Yr 2015



796 NW LONG ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		101,595
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		4,180
TOTAL MARKET VALUE		107,875
SOH/AGL Deduction		37,021
ASSESSED VALUE		70,854
TOTAL EXEMPTION VALUE	HX HB	45,854
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1282/0863	9/30/2014	WD	U	I	19	13,750
GRANTOR: TERESA MORGAN						
GRANTEE: EDWARD TURNER						
1282/0864	8/27/2014	WD	U	I	19	13,750
GRANTOR: YOSHIMITSU OBATA						
GRANTEE: EDWARD TURNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N20 W11 S20 E11$ UST= W12 BAS= W21 BAS= N10 W13 S10 E13$ W13 S26 E28 FOP= E4 N5 W4 S5$ N5 E18 FGR= E17 N17W17 S17$ N17 FGR= E17 N4 W17 S4$ W12 N4$ S4 E12 N4$ FSP= E14 N10 W14 S10$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	3,800.00	4,180.00	4,180							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.30 Total Land Value: 4,180 Market: 0 Agricultural: 0 Common: 4,180 PRINTED 06/08/2026 BY SYS