

AKA LOT 17 TURKEY HAVEN UNREC:
 COMM NE COR OF NW1/4, RUN S 46.3
 RUN W 652.86 FT, S 669.42 FT, E

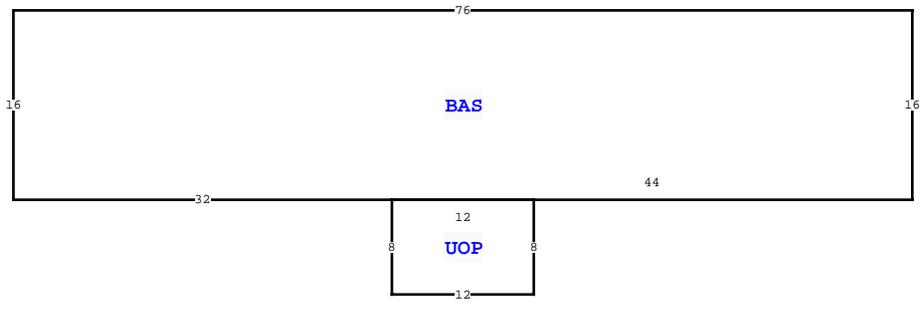
ZAVALA JULIAN M
 479 SW FENTON GLN
 FORT WHITE, FL 32038

2026

32-5S-16-03737-117


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
12	HARDWOOD 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 3 100		
	Bathrooms 2 100		
1.	1. 100		
01	CONV 100		
03	03 100		
01	01 100		
05	05 05		
0100	SINGLE FAMILY		
	MAP AREA 02		
	NEIGHBORHOOD/LOC 32516.00 1.00/		
	TOTAL GROSS AREA 1,216		
	PCT OF BASE 100		
	YEAR		
	TOT ADJ AREA 1,216		
	SUBAREA MARKET VALUE 73,388		
	UOP 96 25		
	TOTALS 1,312		
		1,240	74,836

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2024		136,065	2000	2000	0	0	45.00	55.00
Heated Area: 1216						HX Base Yr 2024					



BAS

UOP

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		74,836	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		110,330	
TOTAL MARKET VALUE		192,166	
SOH/AGL Deduction		17,703	
ASSESSED VALUE		174,463	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		123,052	
TOTAL JUST VALUE		192,166	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16480	M H	125	01/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1434	1/31/2022	WD	Q	I	01	135,000
GRANTOR: FANNIN HENRY WESLEY J						
GRANTEE: ZAVALA JULIAN M						
1458/1432	11/23/2021	WD	U	I	11	100
GRANTOR: POTTER LAURA A						
GRANTEE: FANNIN PAMELA M						

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	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS														
BAS= W76 S16 E32 UOP= S8 E12 N8 W12\$ E44 N16\$.														

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	100		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,330							