LOT 18 TURKEY HAVEN S/D UNREC:
COMM NE COR OF NW1/4, RUN S
46.30 FT, W 652.86 FT FOR POB,

CHOUINARD SHAWN
876 ENCLAVE AT HARDEN CIR
LAKELAND, FL 33813-2034

2027

32-5S-16-03737-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	117,330
SOH/AGL Deduction	31,615
ASSESSED VALUE	85,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,715
TOTAL JUST VALUE	117,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2015	10/03/2014	QC	U	V	11	100
GRANTOR: JEAN-MARC AND SHAWN C						
GRANTEE: SHAWN CHOUINARD						
1071/2301	1/12/2006	WD	Q	V		92,000
GRANTOR: COLON & BROWN (JTWRS)						
GRANTEE: JEAN-MARC AND SHAWN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,330							

REVIEW DATE 04/15/2026 BY JB Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 11/17/2026 BY SYS