

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

2026

32-5S-16-03737-118



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 39,407 ASSESSED VALUE 77,923 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 77,923 TOTAL JUST VALUE 117,330 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 102,285																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1298/2015</td> <td>10/03/2014</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1298/2015	10/03/2014	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1298/2015	10/03/2014	QC	U	V	11	100																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																							
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	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION										TOTAL OB/XF 7,000																																	
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	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 11/13/2019 BY BC Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 05/12/2026 BY SYS																																											