AKA LOT 2 TURKEY CROSSING UNR: C
S 1340.46 FT TO PT ON E'TERLY R/
GRADE RD, THENCE S 46 DG W 77.45

NEUBAUER GABEL BOYETTE/MCKECHINE THOMAS E
3210 FLAGLER AVE
KEY WEST, FL 03745

2027

32-5S-16-03745-102

BUILDING CHARACTERISTICS

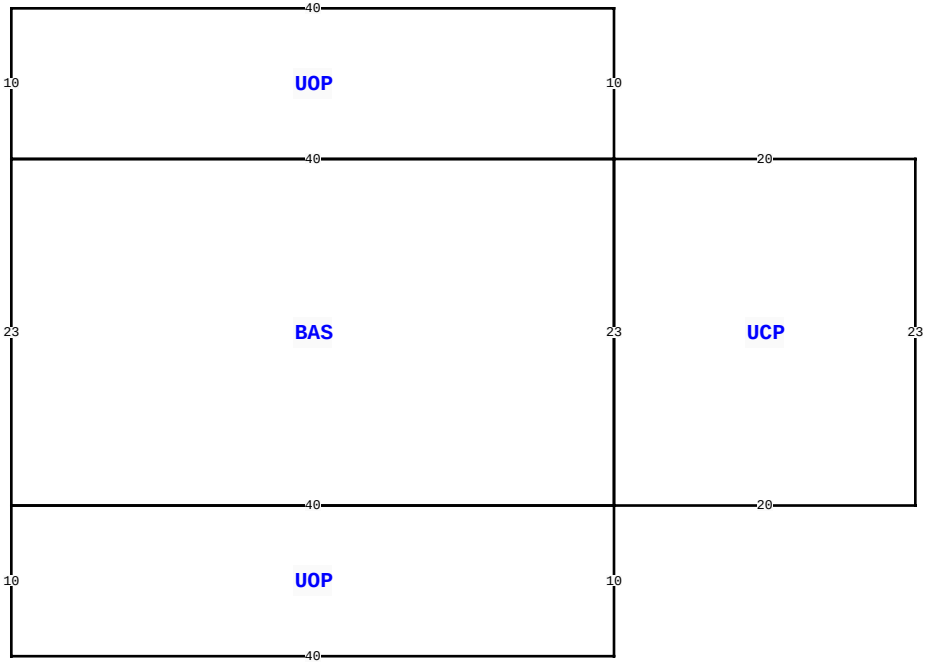
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	20,450
UCP	460	20		92	2,045
UOP	400	25		100	2,223
UOP	400	25		100	2,223
TOTALS	2,180			1,212	26,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	92.6100	55.57	67,351	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 920 HX Base Yr



345 SW TURKEY 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	0040	BARN,POLE	0	0	34	36	1,224.00	UT	3.00	3.00	100	2008	2008	3	100	3,672	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,940
TOTAL MARKET OB/XF VALUE	10,672
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	147,942
SOH/AGL Deduction	33,198
ASSESSED VALUE	114,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,744
TOTAL JUST VALUE	147,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21506	M H	393	02/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/2637	2/23/2010	QC	U	I	11	100
GRANTOR: GABEL B NEUBAUER & TH						
GRANTEE: GABEL B NEUBAUER &						
1047/2341	5/27/2005	WD	Q	V	04	31,700
GRANTOR: BKL PARTNERSHIP						
GRANTEE: THEODORE & DELLA LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 UOP= S10 E40 N10 W40$ E40 UCP= E20 N23 W20 S23$ N23$ UOP= N10 W40 S10 E40$. .

LAND DESCRIPTION

TOTAL OB/XF 10,672

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	0200	C	MBL HM	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 AJ Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 11/17/2026 BY SYS