

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

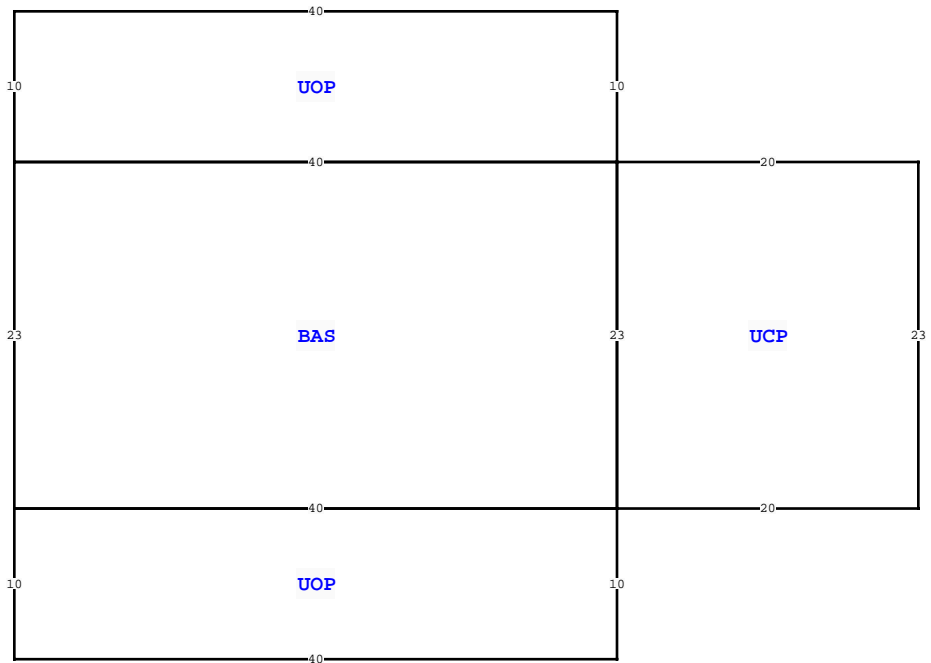
2026

32-5S-16-03745-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual	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
BAS	920	100	
UCP	460	20	
UOP	400	25	
UOP	400	25	
TOTALS	2,180		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0% - 0									
Heated Area: 920											
HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			43,629
ASSESSED VALUE			104,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			104,313
TOTAL JUST VALUE			147,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,374

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						

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

TOTAL OB/XF										10,672					
345 SW TURKEY GLN, FORT WHITE															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026		MLU	

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