

AKA LOT 4 TURKEY CROSSING UNR: C
1340.46 FT, TO E R/W SW ALONG R/
1992.25 FT TO POB, CONT E 710.50

ZALABACK DAVID W/ZALABACK PENELOPE S
501 SW TURKEY GLN
FORT WHITE, FL 32038

2026

32-5S-16-03745-104

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architctual | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 32516.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,338 | 100 | |
| UOP | 162 | 25 | |
| TOTALS | 2,500 | | |

| 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% | - 2005 | | | | | | | |
| Heated Area: 2338 | | | | | | HX Base Yr 2005 | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---|------------------|-----------|----------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 128,710 |
| TOTAL MARKET OB/XF VALUE | | | 11,320 |
| TOTAL LAND VALUE - MARKET | | | 103,930 |
| TOTAL MARKET VALUE | | | 152,313 |
| SOH/AGL Deduction | | | 72,509 |
| ASSESSED VALUE | | | 79,804 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 28,393 |
| TOTAL JUST VALUE | | | 243,960 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 241,279 |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000052593 | Roof Replacement | 12,000 | 03/14/2025 |
| 21544 | M H | 393 | 02/24/2004 |
| SALES DATA | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / RSN CD |
| 1008/2859 | 2/26/2004 | WD Q | V |
| GRANTOR: BKL PARTNERSHIP | | | SALE PRICE |
| | | | 30,900 |
| GRANTEE: ZALABACK | | | |
| BUILDING NOTES | | | |
| BUILDING DIMENSIONS | | | |
| BAS= W76 S31 E43 UOP= S8 E18 N9 W18 S1\$ N1 E18 S1 E15 N31\$. | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0040 | BARN,POLE | 0 | 100 | 30 | 48 | UT | 3.00 | 3.00 | 100 | 2008 |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | 2008 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----------|
| 11,320 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DPTH FACT |
| 1 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | 1.00 |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.94 | AC | 1.00 |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.94 | AC | 1.00 |

| LAND DESCRIPTION | | TOTAL OB/XF | |
|------------------|----------|-------------|----------------------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION |
| 1 | 0200 | C | MBL HM |
| 2 | 6200 | A | PASTURE 3 |
| 3 | 9910 | M | MKT.VAL.AG |

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.94 | AC | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,783 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.94 | AC | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 94,430 | | | | | | | |