AKA LOT 6 TURKEY CROSSING UNR: C
SEC RUN S ALONG W LINE 1340.46 F
S 46 DEG W 109.45 FT, S 75.18 FT

PETTIS NICKSON E
446 SW TURKEY GLN
FORT WHITE, FL 32038

2027

32-5S-16-03745-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

446 SW TURKEY GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,470
TOTAL LAND VALUE - MARKET	88,140
TOTAL MARKET VALUE	98,610
SOH/AGL Deduction	36,633
ASSESSED VALUE	61,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,977
TOTAL JUST VALUE	98,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34244	M H	483	07/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1926	5/22/2026	WD	U	I	34	59,900
GRANTOR: BKL INVESTMENT CO						
GRANTEE: PETTIS NICKSON E						
1291/1686	3/10/2015	QC	U	V	11	43,500
GRANTOR: RICHARD E & KATHRYN C						
GRANTEE: BKL INVESTMENT CO						

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	0294	SHED WOOD/	0	0	11	30	330.00	UT	9.00	9.00	100	2017	2017	3	100	2,970	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
3	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 10,470

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	0700	C	MISC RES	0		A-1	0.00	0.00	6.78	AC		1.00	1.00	1.00	13,000.00	13,000.00	88,140							

REVIEW DATE 04/15/2026 BY AJ — Total Acres: 6.78 — Total Land Value: 88,140 — Market: 0 — Agricultural: 0 — Common: 88,140 — PRINTED 11/17/2026 BY SYS