

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

2026

32-5S-16-03745-106



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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 10,470 <b>TOTAL LAND VALUE - MARKET</b> 110,440 <b>TOTAL MARKET VALUE</b> 120,910 <b>SOH/AGL Deduction</b> 37,324 <b>ASSESSED VALUE</b> 83,586 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 83,586 <b>TOTAL JUST VALUE</b> 120,910 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 105,850																																																										
																				<b>PERMIT NUM</b> 34244 <b>DESCRIPTION</b> M H <b>AMT</b> 483 <b>ISSUED</b> 07/14/2016																																																										
																				<b>SALES DATA</b> <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>1569/1926</td> <td>5/22/2026</td> <td>WD U</td> <td></td> <td>I</td> <td>34</td> <td>59,900</td> </tr> <tr> <td colspan="7">GRANTOR: BKL INVESTMENT CO</td> </tr> <tr> <td colspan="7">GRANTEE: PETTIS NICKSON E</td> </tr> <tr> <td>1291/1686</td> <td>3/10/2015</td> <td>QC U</td> <td></td> <td>V</td> <td>11</td> <td>43,500</td> </tr> <tr> <td colspan="7">GRANTOR: RICHARD E &amp; KATHRYN C</td> </tr> <tr> <td colspan="7">GRANTEE: BKL INVESTMENT CO</td> </tr> </tbody> </table>										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						
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<b>EXTRA FEATURES</b>										446 SW TURKEY GLN, FORT WHITE																																																																				
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	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																																																														
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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	0700	C	MISC RES	0		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,440																																																													
<b>REVIEW DATE</b> 04/15/2026 <b>BY</b> AJ Total Acres: 10.04 Total Land Value: 110,440 Market: 0 Agricultural: 0 Common: 110,440 <b>PRINTED 06/19/2026 BY SYS</b>																																																																														