

AKA LOT 7B TURKEY CROSSING UNR:
OF SEC, S 1340.46 FT TO E R/W OF
RD, SW ALONG R/W 109.45 FT, CONT

CRUZ JULIAN/CRUZ ASHLEY
340 NW TURKEY GLN
FORT WHITE, FL 32038

2026

32-5S-16-03745-107



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	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	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	05	05	
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	1,512	100	
TOTALS	1,512		108,501

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% - 2023																					
				Heated Area: 1512				HX Base Yr 2023																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; display: flex; align-items: center; justify-content: center;"> BAS </div> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			108,501
TOTAL MARKET OB/XF VALUE			14,250
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			188,011
SOH/AGL Deduction			18,852
ASSESSED VALUE			169,159
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			117,748
TOTAL JUST VALUE			188,011
NCON VALUE			7,250
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051247	Storage Building	9,098	10/24/2024
23011	M H	340	04/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1627	6/08/2022	WD Q	I	01		182,500
GRANTOR: RODCAT PROPERTIES LLC						
GRANTEE: CRUZ JULIAN						
1456/628	12/30/2021	WD Q	I	01		100,000
GRANTOR: REGISTER MARK H						
GRANTEE: RODCAT PROPERTIES L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	
2	0030	BARN,MT	0	100	0	0		1.00	UT 7,250.00	7,250.00	100	2026 2025

LAND DESCRIPTION													TOTAL OB/XF 14,250											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							