

AKA LOT 8 TURKEY CROSSING UNR: C  
 SEC, S 1340.16 FT TO E R/W OF CN  
 FT, S 75.18 FT, SE 208.53 FT, S

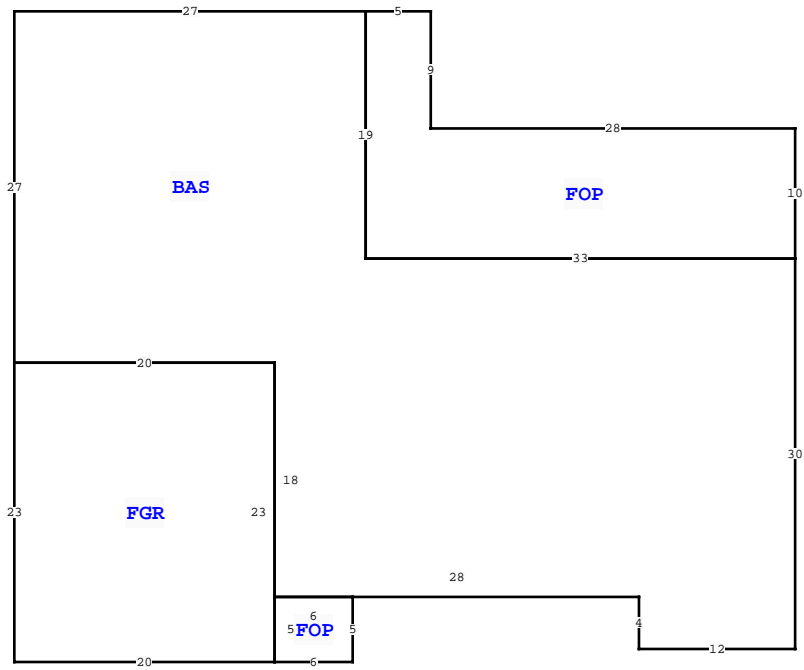
NORTHRUP JOHN H  
 186 SW TURKEY GLN  
 FORT WHITE, FL 32038

**2026**

32-5S-16-03745-108  


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	1,761	100		1,761	189,643
FGR	460	55		253	27,245
FOP	30	30		9	969
FOP	375	30		112	12,061
TOTALS	2,626			2,135	229,920

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2010		280,390	2007	2007	0	0	18.00	82.00
Heated Area: 1761											
HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,920
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			99,297
TOTAL MARKET VALUE			338,217
SOH/AGL Deduction			175,081
ASSESSED VALUE			163,136
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			111,725
TOTAL JUST VALUE			338,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25201	SFR	546	11/06/2006
25202	TR/TRAILER	0	11/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0040	10/23/2008	WD	Q	I	03	30,000

GRANTOR: BKL INVESTMENT CO  
 GRANTEE: JOHN H NORTHRUP

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W27 S27 FGR= S23 E20 N23 W20\$ E20 S18 FOP= S5 E6 N5 W6\$ E28 S4 E12 N30 FOP= N10 W28 N9 W5 S19 E33\$ W33 N19\$.	

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	0060	CARPOT F	0	100	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 9,000																

LAND DESCRIPTION															TOTAL OB/XF 9,000									
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	0100	C	SFR	100		A-1	0.00	0.00	10.03	AC		1.00	1.00	0.90	11,000.00	9,900.00	99,297							