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

2027

32-5S-16-03745-108

BUILDING CHARACTERISTICS

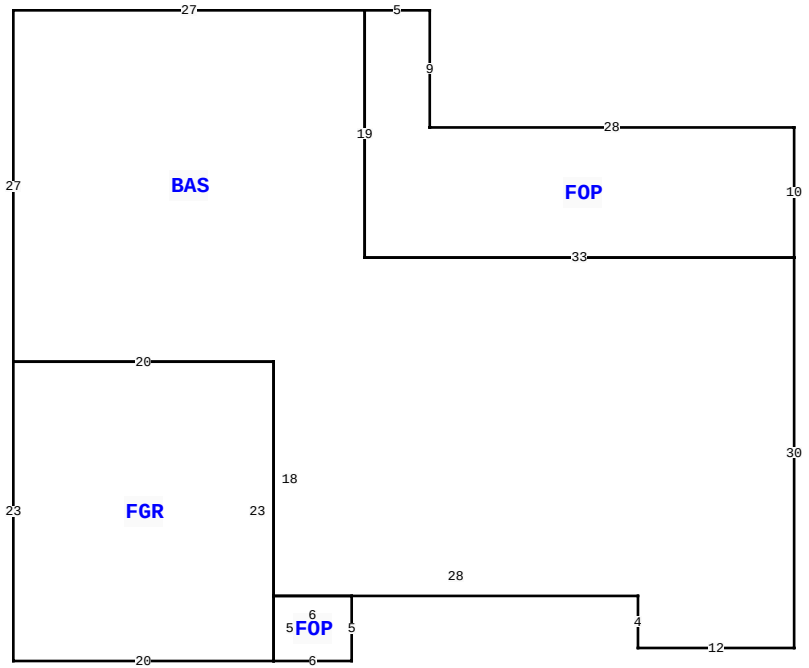
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	186,250
FGR	460	55		253	26,758
FOP	30	30		9	952
FOP	375	30		112	11,846
TOTALS	2,626			2,135	225,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	117.2556	128.98	275,372	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2010 Heated Area: 1761 HX Base Yr 2010



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

186 SW TURKEY GLN, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,805
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		99,297
TOTAL MARKET VALUE		334,102
SOH/AGL Deduction		166,072
ASSESSED VALUE		168,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,619
TOTAL JUST VALUE		334,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,217

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

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

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	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							

REVIEW DATE 04/15/2026 BY AJ Total Acres: 10.03 Total Land Value: 99,297 Market: 0 Agricultural: 0 Common: 99,297 PRINTED 11/17/2026 BY SYS