LOT 8 BLOCK 5 HIGHLAND ESTATES S
ORB 220-213, 645-775, 833-1438,

TURNER FRANKIE JEAN/TURNER PATRICIA ANN
157 SW JAMES AVE
LAKE CITY, FL 32025

2026

33-3S-17-06530-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

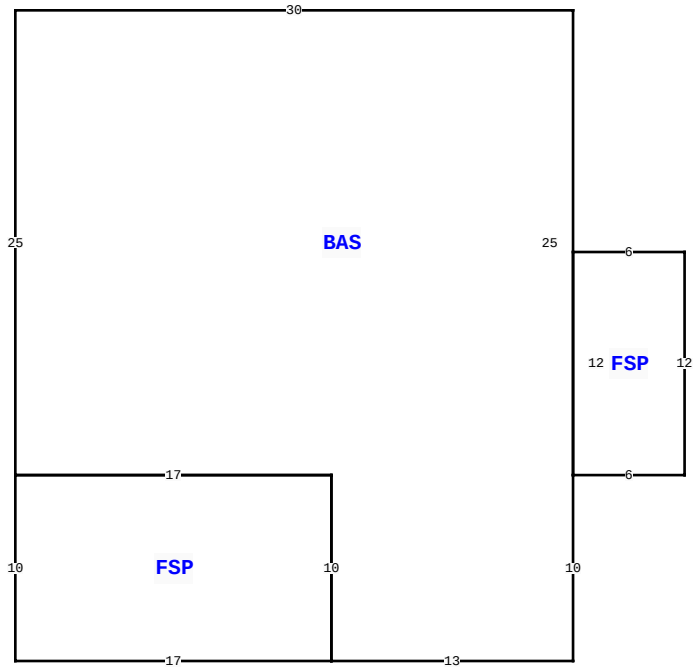
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	15,863
FSP	72	40		29	523
FSP	170	40		68	1,226
TOTALS	1,122			977	17,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	977	79.0650	90.13	88,057	1955	1955	0	0	50	35.00	20.00

1 SINGLE FAM 20% - 2019 Heated Area: 880 HX Base Yr 2019



157 SE JAMES AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		17,611
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		7,000
TOTAL MARKET VALUE		26,761
SOH/AGL Deduction		1,255
ASSESSED VALUE		25,506
TOTAL EXEMPTION VALUE	HA HAB	4,097
BASE TAXABLE VALUE		21,409
TOTAL JUST VALUE		26,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1341/0963	7/20/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (FREDD						
GRANTEE: FRANKIE JEAN TURNER						
0847/1929	10/21/1997	WD	Q	I		20,000
GRANTOR: DOUGLAS						
GRANTEE: EDWARDS & TURNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S25 FSP= S10 E17 N10 W17$ E17 S10 E13 N10 FSP= E6 N12 W6 S12$ N25$.

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	0120	CLFENCE 4	0	20	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	20	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
3	0070	CARPORT UF	0	20	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
4	0166	CONC,PAVMT	0	20	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	20		RSF/MH	75.00	135.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.23 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 05/08/2026 BY SYS