

# COLUMBIA COUNTY Property Appraiser

## Parcel 09-3S-16-02049-127

### Owners

EADIE-TURNER ERICA  
532 NW BRINKLEY TER  
LAKE CITY, FL 32055

### Parcel Summary

Location	532 NW BRINKLEY TER
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	11.1500
Section	09
Township	3S
Range	16
Subdivision	ROLNG OAKS
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

### Legal Description

LOTS 27 & 28 ROLLING OAKS S/D.

678-593, 809-1184, 865-925, 1241-1780,  
DC 1359-1987, WD 1415-169,

### Working Values

	2026
Total Building	\$249,340
Total Extra Features	\$43,620
Total Market Land	\$76,500
Total Ag Land	\$0



30° 14' 54" N 82° 44' 13" W //

	2026
Total Market	\$369,460
Total Assessed	\$331,954
Total Exempt	\$51,411
Total Taxable	\$280,543
SOH Diff	\$37,506

## Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$248,560	\$236,350	\$219,182	\$192,138	\$179,236	\$134,271
Total Extra Features	\$43,620	\$43,620	\$43,620	\$14,120	\$14,120	\$14,120
Total Market Land	\$76,500	\$76,500	\$76,500	\$76,500	\$66,300	\$78,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$368,680	\$356,470	\$339,302	\$282,758	\$259,656	\$226,391
Total Assessed	\$323,227	\$314,118	\$304,969	\$267,446	\$259,656	\$197,668
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,500
Total Taxable	\$272,505	\$264,118	\$254,969	\$217,446	\$209,656	\$147,168
SOH Diff	\$45,453	\$42,352	\$34,333	\$15,312	\$0	\$28,723

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1415/0169	2020-07-13	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$335,000	Grantor: CATHY M TUELL Grantee: ERICA EADIE- TURNER
<u>WD</u> 1241/1780	2012-09-14	<u>U</u>	<u>37</u>	WARRANTY DEED	Vacant	\$40,000	Grantor: CHARLES H & GAIL A MOORE Grantee: DONALD T & CATHY M TUELL
<u>WD</u> 1028/2887	2004-10-25	<u>U</u>	<u>09</u>	WARRANTY DEED	Vacant	\$63,000	Grantor: EDWINA W HILL & OLA MAE WALKER Grantee: CHARLES H & GAIL A MOORE
<u>WD</u> 0865/0925	1998-08-31	<u>Q</u>		WARRANTY DEED	Improved	\$128,000	Grantor: STREER Grantee: TUELL
<u>WD</u> 0809/1184	1995-08-14	<u>U</u>	<u>12</u>	WARRANTY DEED	Vacant	\$18,000	Grantor: THURMAN & RUTH PRITCHARD Grantee: JAMES V & CAROLYN V STREER
<u>WD</u> 0679/0208	1989-03-02	<u>Q</u>		WARRANTY DEED	Vacant	\$20,900	Grantor: PATTEN CORP Grantee: HILL-WALKER

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0678/0593	1989-02-24	<u>Q</u>		WARRANTY DEED	Vacant	\$18,500	Grantor: PATTEN CORP Grantee: PRITCHARD THURMAN

## Buildings

### Building # 1, Section # 1, 142144, SFR

Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	2196	\$354,832	1996	1996	3,116	0.00%	29.73%	70.27%	\$249,340

## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	3.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

## Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	483	100%	483
<u>BAS</u>	1,713	100%	1,713
<u>FOP</u>	152	30%	46
<u>FSP</u>	192	40%	77
<u>UDG</u>	576	55%	317



2025  
2024  
2023

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 14, 2026.

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