BEG SW COR OF SE1/4, RUN E
595.29 FT, N 1783.22 FT TO S
R/W CR-18, SW ALONG R/W 610.80

HOLMAN PEGGY
108 SE TURTLE GLN
LAKE CITY, FL 32025-2899

2024

19-6S-18-10621-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

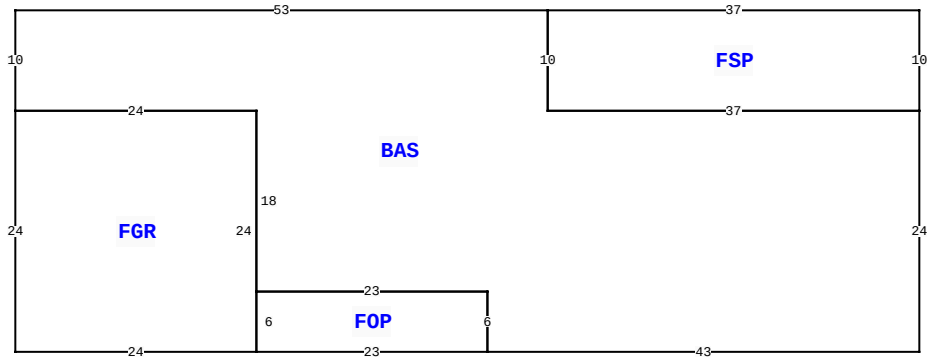
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	130,675
FGR	576	55	317	20,964
FOP	138	30	41	2,711
FSP	370	40	148	9,788
TOTALS	3,060		2,482	164,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	105.9840	101.74	252,519	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1976 HX Base Yr 2017



108 SE TURTLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,137
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		236,000
TOTAL MARKET VALUE		293,333
SOH/AGL Deduction		119,931
ASSESSED VALUE		173,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,402
TOTAL JUST VALUE		400,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043387	Solar Power Syste	0	12/15/2021
000043157	Roof Replacement	26,519	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/2703	8/29/2005	WD	U	V	01	0

GRANTOR: MICHAEL M HANLON & PE

GRANTEE: PEGGY FAIN HOLMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S10 FGR= S24 E24 N24 W24$ E24 S18 FOP= S6 E23N6 W23$ E23 S6 E43 N24 FSP= N10 W37 S10 E37$ W37 N10$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	22.60	AC		1.00	1.00	1.00	5,000.00	5,000.00	113,000							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	449.00	449.00	10,596							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.60	AC		1.00	1.00	1.00	5,000.00	5,000.00	118,000							

REVIEW DATE 10/06/2015 BY DF Total Acres: 47.20 Total Land Value: 128,596 Market: 118,000 Agricultural: 10,596 Common: 118,000 PRINTED 04/24/2024 BY SYS