COMM AT NE COR OF SEC, RUUN S
288.55 FT FOR POB, CONT S 300
FT, W 290.48 FT, N 300 FT, E

JOSSI PHILIP M/JOSSI SHANNON TERRY
172 SW TERRY TER
LAKE CITY, FL 32024-0406

2026

02-5S-15-00430-002

BUILDING CHARACTERISTICS

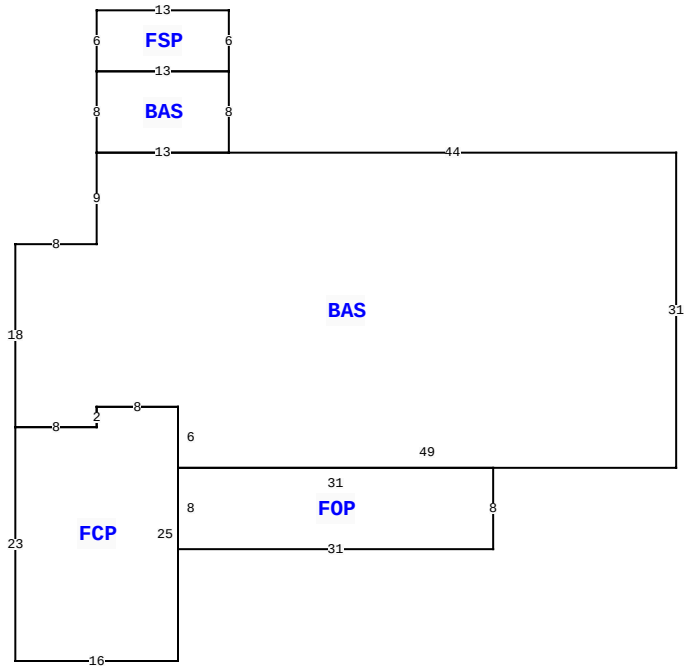
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	8,923
BAS	1,863	100		1,863	159,845
FCP	384	25		96	8,237
FOP	248	30		74	6,349
FSP	78	40		31	2,660
TOTALS	2,677			2,168	186,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	117.8550	132.00	286,176	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1967 HX Base Yr 2004



172 SW TERRY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,014
TOTAL MARKET OB/XF VALUE		5,892
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		219,906
SOH/AGL Deduction		111,288
ASSESSED VALUE		108,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,896
TOTAL JUST VALUE		219,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0985/2727	6/13/2003	WD	Q	I		63,000

GRANTOR: I C TERRY

GRANTEE: PHILIP M & SHANNON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 BAS= N8 FSP= N6 W13 S6 E13$ W13 S8 E13$ W13 S9 W8 S18 FCP= S23 E16 N25 W8 S2 W8$ E8 N2 E8 S6 FOP= S8 E31 N8 W31$ E49 N31 $.

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	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1,496.00	UT	2.00	2.00	100	2013	2013	3	100	2,992	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,892

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 07/07/2016 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/05/2025 BY SYS