COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N
1198.49 FT, W 1254.54 FT FOR

THURSTON ANTHONY/THURSTON TANIA
202 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

18-4S-17-08477-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

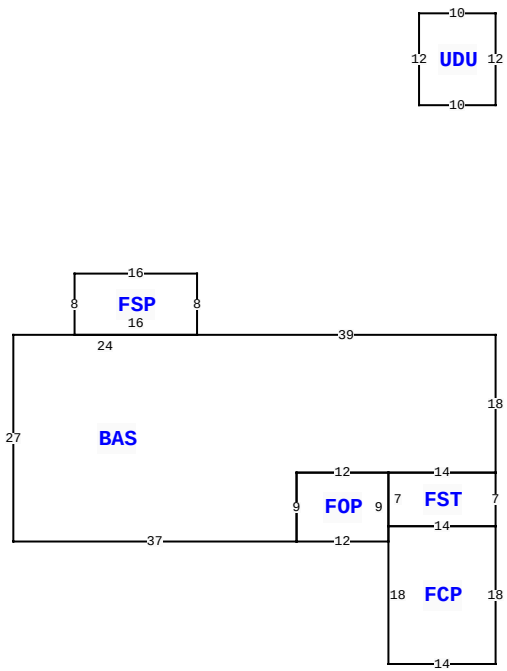
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 06
NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	124,209
FCP	252	25		63	5,334
FOP	108	30		32	2,709
FSP	128	40		51	4,318
FST	98	55		54	4,572
UDU	120	55		66	5,588
TOTALS	2,173			1,733	146,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,733	116.3000	130.26	225,741	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1467 HX Base Yr



202 SW GREENRIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,732
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	166,032
SOH/AGL Deduction	0
ASSESSED VALUE	166,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,032
TOTAL JUST VALUE	166,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30335	MAINT/ALTR	0	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1518	10/01/2019	LE	U	I	14	100
GRANTOR: SONIA DE THURSTON						
GRANTEE: ANTHONY THURSTON &						
0661/0328	9/09/1988	WD	Q	I		65,000
GRANTOR: BLANKENSHIP						
GRANTEE: THURSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FSP= N8 W16 S8 E16$W24 S27 E37 FOP= E12 N9 W12 S9$ N9 E12 FST= S7 FCP= S18 E14 N18 W14$ E14 N7 W14$ E14 N18$ PTR=N30 UDU= N12 W10 S12E10$ S30$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/09/2017 BY BC Total Acres: 0.97 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/21/2025 BY SYS