

PRIEST KAY
437 SW THURMAN TER
LAKE CITY, FL 32024-4349

24-4S-16-03116-030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																												
Exterior Wall	19	COMMON BRK 100								0100	01	2,672	107.3280	120.21	321,201	1981	1981		0	0	35.00	65.00	VALUATION BY																											
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2015										Heated Area: 2358										HX Base Yr 2015										STANDARD										
Roof Cover	03	COMP SHNGL 100																												Tax Group: 2										Tax Dist:										
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										208,781										
Interior Floo	14	CARPET 90																												TOTAL MARKET OB/XF VALUE										20,086										
Interior Floo	08	SHT VINYL 10																												TOTAL LAND VALUE - MARKET										22,500										
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										251,367										
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										113,727										
Bedrooms		3 100																												ASSESSED VALUE										137,640										
Bathrooms		2 100																												TOTAL EXEMPTION VALUE										HX HB SX WX										
Frame	01	NONE 100																												BASE TAXABLE VALUE										31,918										
Stories	1.	1. 100																												TOTAL JUST VALUE										251,367										
Architectual	05	CONV 100																												NCON VALUE										0										
Units		0 100																												INCOME VALUE																				
Condition Adj	03	03 100																												PREVIOUS YEAR MKT VALUE										238,306										
Kitchen Adjus	01	01 100																																																
Quality		05	05																																															
DOR CODE		0100	SINGLE FAMILY																																															
MAP NUM			MKT AREA																												06																			
NEIGHBORHOOD/LOC		24416.030	1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	288	100		288	22,503																																													
BAS	2,070	100		2,070	161,743																																													
FGR	525	55		289	22,582																																													
FOP	84	30		25	1,953																																													
TOTALS		2,967		2,672	208,781																																													
EXTRA FEATURES										437 SW THURMAN TER, LAKE CITY										BLD DATE										LGL DATE																				
																				XF DATE										LAND DATE																				
																				INC DATE										AG DATE																				
L N	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	0	0	3	100	750																																		
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																																		
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1981	1981	3	40	14,336																																		
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000																																		
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																																		
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200																																		
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800																																		
LAND DESCRIPTION										TOTAL OB/XF										20,086																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-	1171.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500																																	