

COMM NW COR OF SEC, RUN E 529
FT, S 165.44 FT, E 1269.18 FT,
N 341.34 FT FOR POB, CONT N

NOLAN STEPHEN A/NOLAN DENISE M
371 SW THURMAN TER
LAKE CITY, FL 32024-4347

2026

24-4S-16-03116-032



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	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,146	100		2,146	156,842
FGR	552	55		304	22,218
FOP	24	30		7	512
FSP	414	40		166	12,132
UCP	598	20		120	8,770

TOTALS	3,734			2,743	200,475
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0258	PATIO	0	0	8	10	80.00	UT	2.50	2.50	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
6	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	
7	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		RSF-	1171.00	170.00	1.00	LT	

REVIEW DATE	02/18/2025	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,743	100.3950	112.44	308,423	1974	1974	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0													
Heated Area: 2146 HX Base Yr													
371 SW THURMAN TER, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

TOTAL OB/XF													
7,000													

TOTAL OB/XF													
7,000													

Total Acres:	0.67	Total Land Value:	22,500	Market:	0	Agricultural:	0	Common:	22,500
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COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	200,475	
TOTAL MARKET OB/XF VALUE	7,000	
TOTAL LAND VALUE - MARKET	22,500	
TOTAL MARKET VALUE	229,975	
SOH/AGL Deduction	0	
ASSESSED VALUE	229,975	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	229,975	
TOTAL JUST VALUE	229,975	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	229,975	

SALE:1:1: LOT 10 BLK F PICADILLY PARK REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1318/2039	7/15/2016	WD	Q	I	01	115,000	
GRANTOR:TIMOTHY E MURPHY							
GRANTEE:STEPHEN A & DENISE							
1041/2901	3/24/2005	WD	Q	I	01	135,000	
GRANTOR:FENNELL							
GRANTEE:FENNELLDONALD R & T							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W50 FSP= W18 S23 E18 N23\$ S23 W18 S15 UCP= W26 S23E26 N23\$ FGR= S24 E23 N24 W23\$ E33 FOP= E6 N4 W6 S4\$ N4 E6S4 E29 N38\$.													