

COMM INTERS S LINE OF SE1/4 OF
SW1/4 & E LINE JAMES ST, RUN N
322.38 FT FOR POB, CONT N

BOONE CHERYL D
405 SW THURMAN TERR
LAKE CITY, FL 32024

2026

24-4S-16-03116-057



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	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	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	1,782	100		1,782	143,328
FGR	440	55		242	19,464
FOP	108	30		32	2,574
FSP	120	40		48	3,861
FST	90	55		50	4,022
PTO	240	5		12	965
UDU	192	55		106	8,525

TOTALS	2,972			2,272	182,739
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	16	65	1,040.00	UT	1.40
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-	1171.00	170.00	1.00

REVIEW DATE 02/18/2025 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,272	110.4830	123.74	281,137	1986	1986	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 1997 Heated Area: 1782 HX Base Yr 1997												

405 SW THURMAN TER, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	16	65	1,040.00	UT	1.40	1.40	100	0	0	3	100	1,456	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

TOTAL OB/XF										4,256							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.67 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		182,739	
TOTAL MARKET OB/XF VALUE		4,256	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		209,495	
SOH/AGL Deduction		77,340	
ASSESSED VALUE		132,155	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		76,433	
TOTAL JUST VALUE		209,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,495	

LAND:1:1: 0.67 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1352/0613	1/25/2018	LE	U	I	14	0			
GRANTOR: CHERYL D BOONE (LIFE									
GRANTEE: RODNEY E BOONE JR &									
0831/0562	11/25/1996	WD	Q	I		86,000			
GRANTOR: MILLER									
GRANTEE: RODNEY SR & CHERYL									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 S43 E21 FOP= E27 N4W27S4\$ N4 E27 FGR= S4 E20 N22W20 S18\$ N18 E10 FST= E10 N9 W10 S9\$ N9 W2 PTO= N12 W20 S12 E20\$ W20 FSP= N12 W10 S12 E10\$ W10 N12\$ PTR=N30 UDU= N12 W16 S12 E16\$ S30\$.									

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