COMM INTERS E LINE OF NE1/4 OF
NW1/4 & N R/W CR-242, RUN W
ALONG R/W 564.32 FT TO E R/W

WALKER LINDA KAY
265 SW THURMAN TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

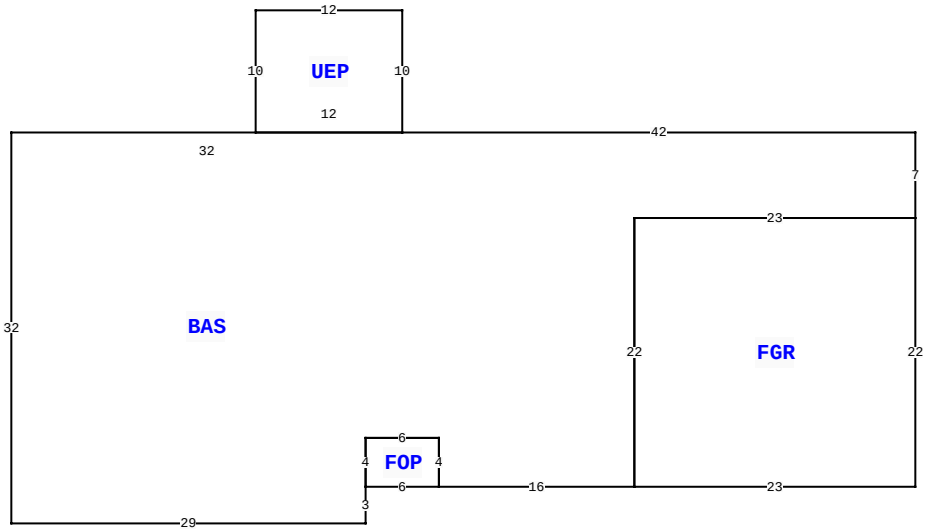
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100		1,703	128,794
FGR	506	55		278	21,024
FOP	24	30		7	529
UEP	120	60		72	5,445
TOTALS	2,353			2,060	155,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	103.8870	116.35	239,681	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1703 HX Base Yr 2015



265 SW THURMAN TER, 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		155,793
TOTAL MARKET OB/XF VALUE		16,986
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,279
SOH/AGL Deduction		86,138
ASSESSED VALUE		109,141
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		3,419
TOTAL JUST VALUE		195,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32273	MAINT/ALTR	35	09/09/2014
27947	MAINT/ALTR	985	07/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/0003	7/18/2014	WD	Q	I	01	83,000
GRANTOR: JOHN J WINDHAM						
GRANTEE: LINDA KAY WALKER						
1223/1648	10/19/2011	WD	U	I	12	90,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: JOHN J WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UEP= N10 W12 S10 E12$ W32 S32 E29 N3 FOP= E6 N4 W6 S4$ N4 E6 S4 E16 FGR= E23 N22 W23 S22$ N22 E23 N7$.

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	100	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1977	1977	3	40	14,336	
3	0130	CLFENCE 5	0	100	0	0	300.00	UT	5.50	5.50	100	1993	1993	3	100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 16,986

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		RSF-	1173.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.68 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS