COMM INTERS OF N R/W CR-242 &
E LINE OF NE1/4 OF NW1/4, RUN
W 564.32 FT, N 230 FT FOR POB,

TYLUTKI CHRIS J
11214 LAKE MANDARIN CIR E
JACKSONVILLE, FL 32223

2026

25-4S-16-03153-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

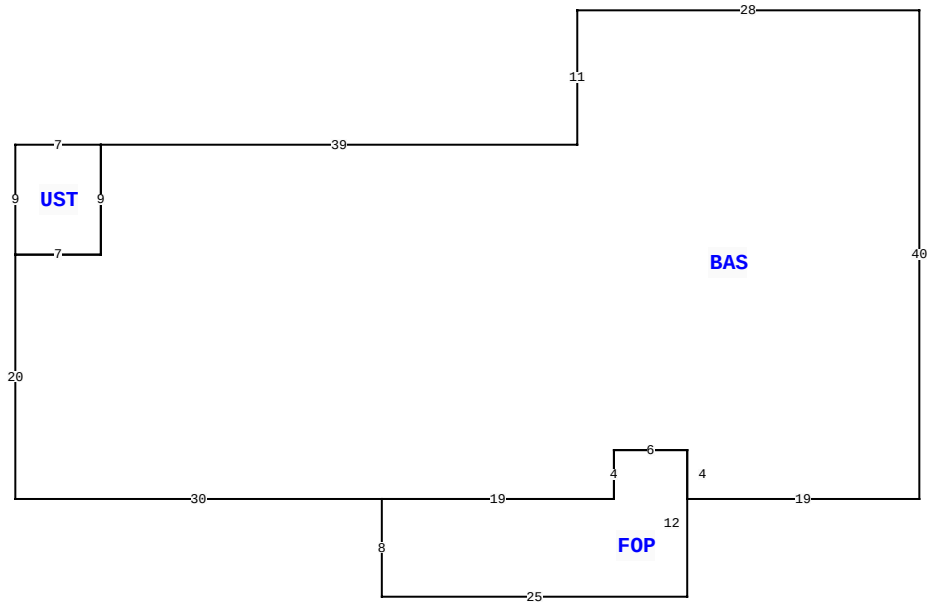
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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		25416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100		2,367	186,365
FOP	224	30		67	5,275
UST	63	45		28	2,205
TOTALS	2,654			2,462	193,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	108.1550	121.13	298,222	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2367 HX Base Yr



167 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	193,844
TOTAL MARKET OB/XF VALUE	19,038
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	235,382
SOH/AGL Deduction	0
ASSESSED VALUE	235,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,382
TOTAL JUST VALUE	235,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26723	MAINT/ALTR	35	02/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0835/1408	2/28/1997	WD	Q	I		94,500
GRANTOR: MEADOWS						
GRANTEE: TYLUTKI						
0809/0848	8/15/1995	WD	Q	I		77,500
GRANTOR: GARETH & PEGGY DAVIES						
GRANTEE: WILLIAM R & ANN S M						

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	1973	1973	3	100	350	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1973	1973	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336	
5	0166	CONC,PAVMT	0	0	57	14	798.00	UT	2.00	2.00	70	1993	1993	3	70	1,117	
6	0296	SHED METAL	0	0	8	12	96.00	UT	7.50	7.50	50	1993	1993	3	50	360	
7	0120	CLFENCE 4	0	0	0	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S11 W39 UST= W7 S9 E7N9$ S9 W7 S20 E30 FOP= S8 E25 N12 W6 S4 W19$ E19 N4 E6 S4 E19 N40$.

LAND DESCRIPTION

TOTAL OB/XF 19,038

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-	173.00	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