COMM NE COR OF NE1/4 OF NW1/4,
RUN S 1182.59 FT TO N R/W
CR-242, W 614.32 FT TO W R/W

TANNACHION JAMES A
198 SW THURMAN TERRACE
LAKE CITY, FL 32024

2026

25-4S-16-03153-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

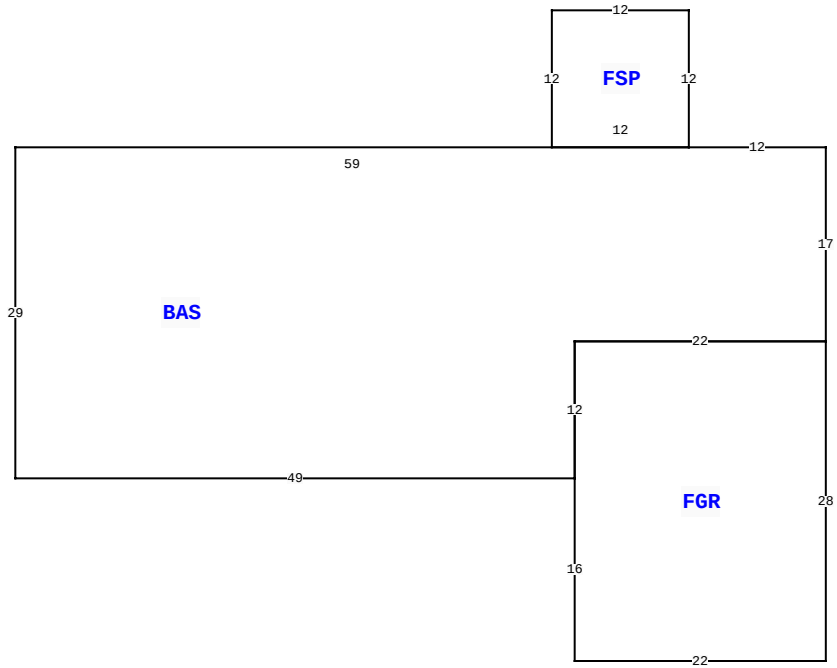
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	1,795	100		1,795	171,701
FGR	616	55		339	32,427
FSP	144	40		58	5,548
TOTALS	2,555			2,192	209,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	122.0100	136.65	299,537	1978	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2005 Heated Area: 1795 HX Base Yr 2005



198 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		209,676
TOTAL MARKET OB/XF VALUE		3,743
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		235,919
SOH/AGL Deduction		88,573
ASSESSED VALUE		147,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,624
TOTAL JUST VALUE		235,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,914

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
1367/2725	7/20/2018	QC	U	I	11	0
GRANTOR: KATRINA TANNACHION						
GRANTEE: JAMES A TANNACHION						
1365/2069	7/20/2018	QC	U	I	11	0
GRANTOR: KATRINA TANNACHION						
GRANTEE: JAMES A TANNACHION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W12 S12 E12$ W59 S29 E49 FGR= S16 E22N28 W22 S12$ N12 E22 N17$.

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	1978	1978	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	100	2,000	
3	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
4	0120	CLFENCE 4	0	100	0	0	196.00	UT	7.50	7.50	75	2006	2006	3	75	1,103	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,743

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 01/08/2020 BY JB Total Acres: 0.68 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/02/2025 BY SYS