

COMM COR OF NE1/4 OF NW1/4,
RUN S 262.55 FT, W 792.63 FT,
S 172.50 FT FOR POB, CONT S

WALLACE GREGORY S/WALLACE DEBORAH K
232 SW THURMAN TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	2,020	100		2,020	186,758
FGR	526	55		289	26,719
FOP	96	30		29	2,681
FOP	136	30		41	3,790

TOTALS 2,778 2,379 219,950

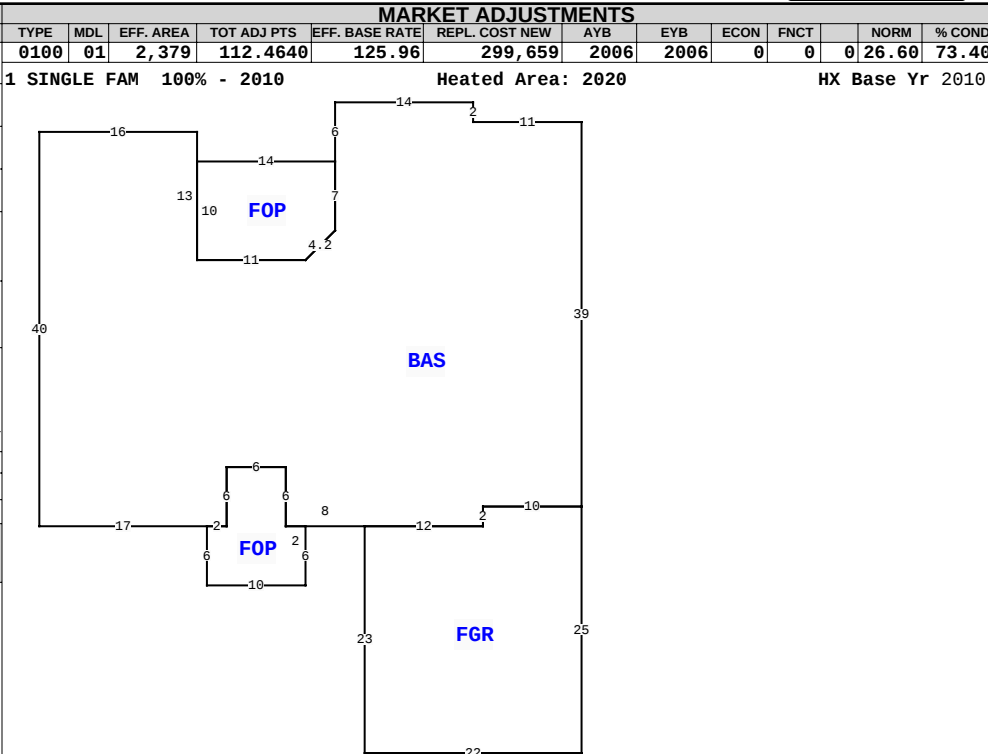
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	1,464.00	UT	3.00	3.00	100	2006	2006	3	100	4,392	
2	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,900	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 04/27/2022 BY JS



232 SW THURMAN TER, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,950
TOTAL MARKET OB/XF VALUE		10,092
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		252,542
SOH/AGL Deduction		75,830
ASSESSED VALUE		176,712
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,990
TOTAL JUST VALUE		252,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043174	Roof Replacement	20,431	11/16/2021
23718	SFR	611	10/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/2080	3/04/2009	WD	Q	I	01	173,000

GRANTOR: DARRYL ALLEN
GRANTEE: GREGORY S & DEBORAH
1077/1563 12/16/2005 QC Q V 01 100
GRANTOR: BABY BOY INVESTMENTS
GRANTEE: DARRYL ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 W14 S6 FOP= W14 S10 E11 R3 U3 N7\$ S7 D3 L3
W11 N13 W16 S40 E17 FOP= S6 E10 N6 W2 N6 W6 S6 W2\$ E2 N6 E6
S6 E8 FGR= S23 E22 N25 W10 S2 W12\$ E12 N2 E10 N39\$.

TOTAL OB/XF 10,092

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	RSF-	1173.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	

Market: 0 Agricultural: 0 Common: 22,500

PRINTED 11/19/2025 BY SYS