

COMM NE COR OF NE1/4 OF NW1/4,
RUN S 262.55 FT, W 662.63 FT,
N 50 FT TO SE COR LOT 1 FOR

PATRICK DALE/PATRICK JENNIFER
306 SW THURMAN TERR
LAKE CITY, FL 32024

2026

25-4S-16-03153-034



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 100
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		06
NEIGHBORHOOD/LOC	25416.040	1.00/

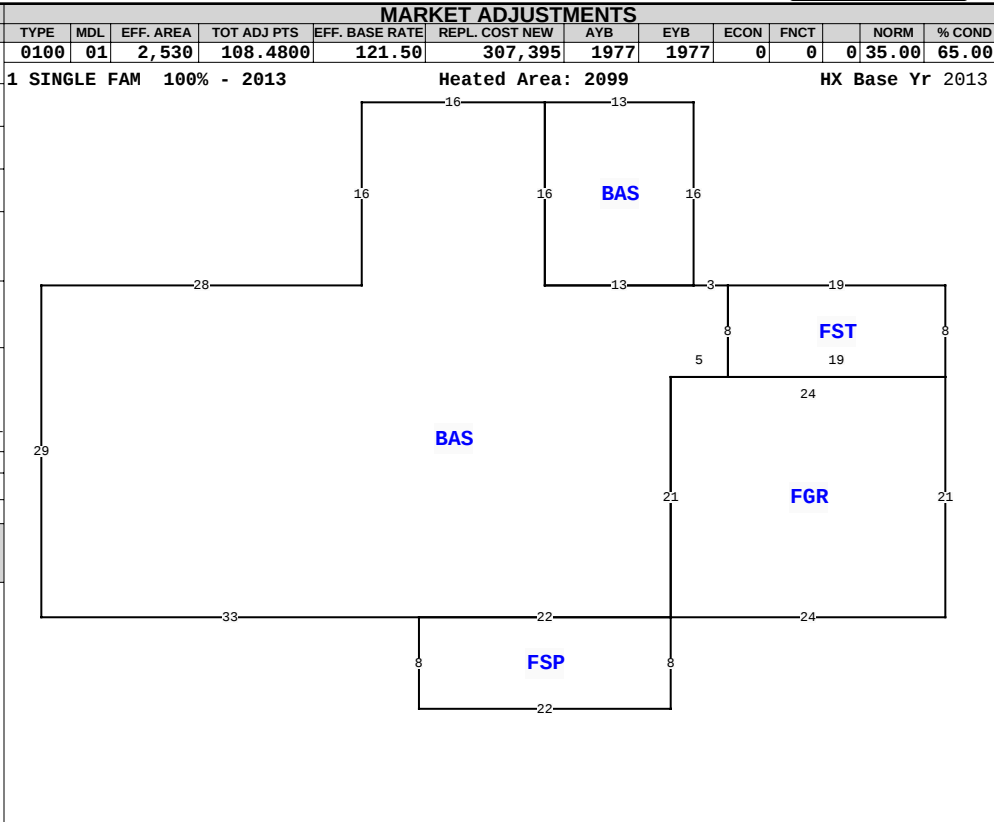
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100		208	16,427
BAS	1,891	100		1,891	149,342
FGR	504	55		277	21,876
FSP	176	40		70	5,528
FST	152	55		84	6,634

TOTALS	2,931			2,530	199,807
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
3	0169	FENCE/WOOD	0 100	29	4	116.00	UT	13.50	13.50	75	2006

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

REVIEW DATE	10/03/2023	BY	jerry
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306 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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0 100	29	4	116.00	UT	13.50	13.50	75	2006	2006	3	75	1,175	

TOTAL OB/XF											
3,925											

Total Acres: 0.67	Total Land Value: 22,500	Market: 0	Agricultural: 0	Common: 22,500
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COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,807
TOTAL MARKET OB/XF VALUE		3,925
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		226,232
SOH/AGL Deduction		98,610
ASSESSED VALUE		127,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,900
TOTAL JUST VALUE		226,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,232

SALE:1:1: LOT 1 BLK E PICCADILLY PARK
LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047489	Roof Replacement	16,000	06/16/2023
000045273	Roof Replacement	18,227	08/25/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1238/1640	7/17/2012	WD U	I	I	12	121,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: DALE & JENNIFER PAT							
1231/2063	3/07/2012	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT (LEE)							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W3 BAS= N16 W13 S16 E13\$ W13 N16 W16 S16 W28 S29 E33 FSP= S8 E22 N8 W22\$ E22 FGR= E24 N21W24 S21\$ N21 E5 FST= E19 N8 W19 S8\$ N8\$.											