COMM 330 FT N OF SW COR OF NE1/4
POB, E 343.34 FT, N 165 FT, W 34
FT TO POB. AKA PARCEL #24.

TERZI ERROLL/TERZI BILLY G
257 NW HORIZON ST
LAKE CITY, FL 32055

2026

28-3S-16-02366-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

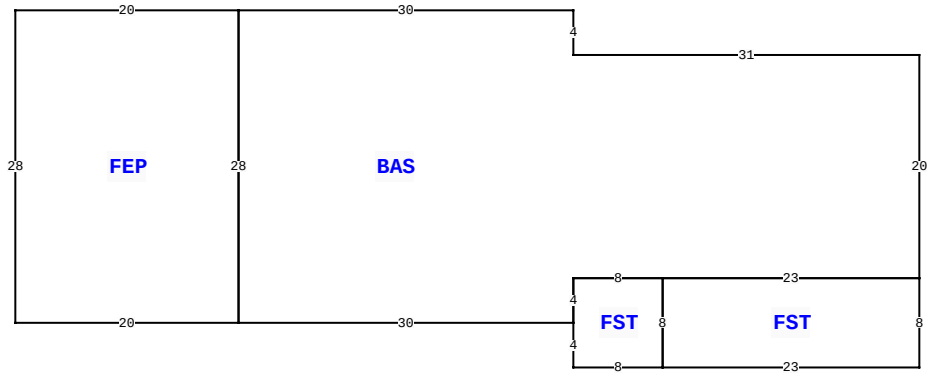
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	104,551
FEP	560	80		448	32,081
FST	64	55		35	2,506
FST	184	55		101	7,233
TOTALS	2,268			2,044	146,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	98.3664	110.17	225,187	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1460 HX Base Yr



176 NW MADELIENE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,372
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	16,900
TOTAL MARKET VALUE	164,572
SOH/AGL Deduction	0
ASSESSED VALUE	164,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,572
TOTAL JUST VALUE	164,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053861	Electrical Servic		08/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1061/1510	10/05/2005	WD	Q	I	01	36,000
GRANTOR: WELLS FARGO						
GRANTEE: TERZI						
1043/0551	3/30/2005	CT	Q	I	01	100
GRANTOR: CLERK OF COURT (LOU A						
GRANTEE: WELLS FARGO BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 N4 W30 FEP= W20 S28 E20 N28$ S28 E30 FST= S4 E8 N8 W8 S4$ N4 E8 FST= S8 E23 N8 W23$ E23 N20$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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/MH	0.00	0.00	1.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,900							

REVIEW DATE 08/27/2025 BY tommy Total Acres: 1.30 Total Land Value: 16,900 Market: 0 Agricultural: 0 Common: 16,900 PRINTED 11/19/2025 BY SYS