COMM AT NE COR OF SEC, RUUN S
288.55 FT FOR POB, CONT S 300
FT, W 290.48 FT, N 300 FT, E

JOSSI PHILIP M/JOSSI SHANNON TERRY
172 SW TERRY TER
LAKE CITY, FL 32024-0406

2027

02-5S-15-00430-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 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 02

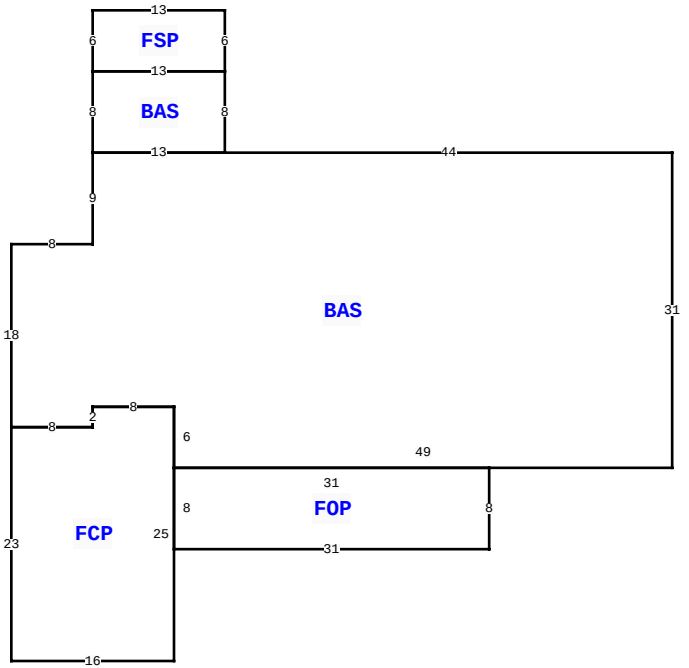
NEIGHBORHOOD/LOC 2515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	8,764
BAS	1,863	100		1,863	156,987
FCP	384	25		96	8,089
FOP	248	30		74	6,235
FSP	78	40		31	2,612
TOTALS	2,677			2,168	182,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	117.8550	129.64	281,060	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1967 HX Base Yr 2004



172 SW TERRY TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1,496.00	UT	2.00	2.00	100	2013	2013	3	100	2,992	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,689
TOTAL MARKET OB/XF VALUE		5,892
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		220,581
SOH/AGL Deduction		109,031
ASSESSED VALUE		111,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,139
TOTAL JUST VALUE		220,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0985/2727	6/13/2003	WD	Q	I		63,000

GRANTOR: I C TERRY

GRANTEE: PHILIP M & SHANNON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 BAS= N8 FSP= N6 W13 S6 E13$ W13 S8 E13$ W13 S9 W8 S18 FCP= S23 E16 N25 W8 S2 W8$ E8 N2 E8 S6 FOP= S8 E31 N8 W31$ E49 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 5,892

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 07/07/2016 BY DF Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS