

COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N
1198.49 FT, W 1254.54 FT FOR

THURSTON ANTHONY/THURSTON TANIA
202 SW GREENRIDGE LN
LAKE CITY, FL 32025

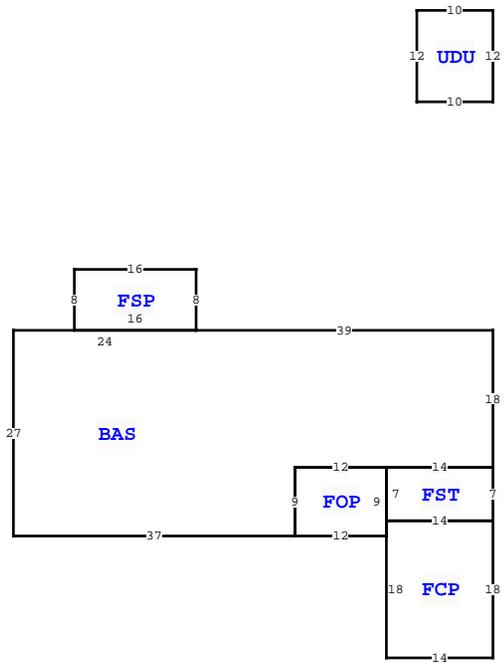
2026

18-4S-17-08477-103



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 50				
05	DRYWALL 50				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
	N/A 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MKT AREA		06		
NEIGHBORHOOD/LOC		18417.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	126,422
FCP	252	25		63	5,429
FOP	108	30		32	2,758
FSP	128	40		51	4,395
FST	98	55		54	4,653
UDU	120	55		66	5,688
TOTALS	2,173			1,733	149,345

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,733	116.3000	132.58	229,761	1976	1976	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1467 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			149,345
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			168,645
SOH/AGL Deduction			0
ASSESSED VALUE			168,645
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			168,645
TOTAL JUST VALUE			168,645
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30335	MAINT/ALTR	0	08/02/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1518	10/01/2019	LE	U	I	14	100
GRANTOR: SONIA DE THURSTON						
GRANTEE: ANTHONY THURSTON &						
0661/0328	9/09/1988	WD	Q	I		65,000
GRANTOR: BLANKENSHIP						
GRANTEE: THURSTON						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS= W39 FSP= N8 W16 S8 E16\$W24 S27 E37 FOP= E12 N9 W12 S9\$ N9 E12 FST= S7 FCP= S18 E14 N18 W14\$ E14 N7 W14\$ E14 N18\$ PTR=N30 UDU= N12 W10 S12E10\$ S30\$.	

LAND DESCRIPTION														TOTAL OB/XF									
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800								