COMM SW COR OF SE1/4 OF SW1/4, R
FT TO N LINE OF SHANNON AVE, RUN
170.67 FT TO SW COR LOT 2 BLK E,

MOSBY BONITA
340 SW THURMAN TER
LAKE CITY, FL 32024

2026

24-4S-16-03116-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

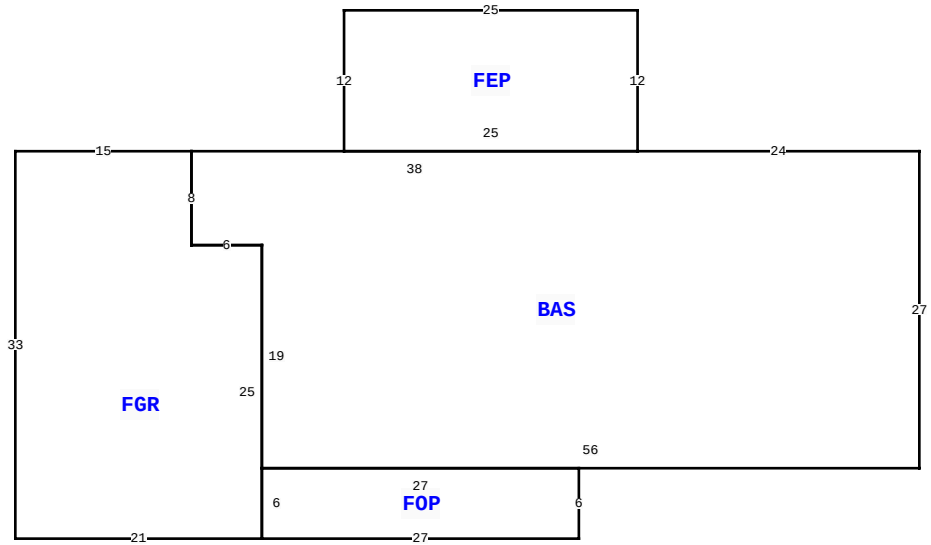
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		MKT AREA 06
NEIGHBORHOOD/LOC	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	131,414
FEP	300	80		240	20,218
FGR	645	55		355	29,905
FOP	162	30		49	4,128
TOTALS	2,667			2,204	185,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,204	113.6840	129.60	285,638	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1560 HX Base Yr



340 SW THURMAN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,665
TOTAL MARKET OB/XF VALUE		3,750
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		214,415
SOH/AGL Deduction		96,682
ASSESSED VALUE		117,733
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		61,322
TOTAL JUST VALUE		214,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1988	11/26/2024	LE	U	I	14	10,000

GRANTOR: MOSBY BONITA L(ENH LE
GRANTEE: ROBERTSON CHRISTINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N12 W25 S12 E25$ W38 FGR= W15 S33 E21 N25W6 N8$ S8 E6 S19 FOP= S6 E27 N6 W27$ E56 N27 $.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	3	22	66.00	UT	3.00	3.00	100	2006	2006	3	100	198	
4	0296	SHED METAL	0	100	8	12	96.00	UT	12.00	12.00	100	2006	2006	3	100	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,750

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		RSF-	1171.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 02/18/2024 BY KS Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/12/2026 BY SYS