COMM INTERS OF S LINE SW1/4 & W
RUN N ALONG ST 324.37 FT TO SE C
FOR POB, RUN N 170.67 FT, W W 17

ROBERTS CLAUDE D/ROBERTS FAYE C
404 SW THURMAN TERRACE
LAKE CITY, FL 32024

2027

24-4S-16-03116-016

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	08	SHT VINYL 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

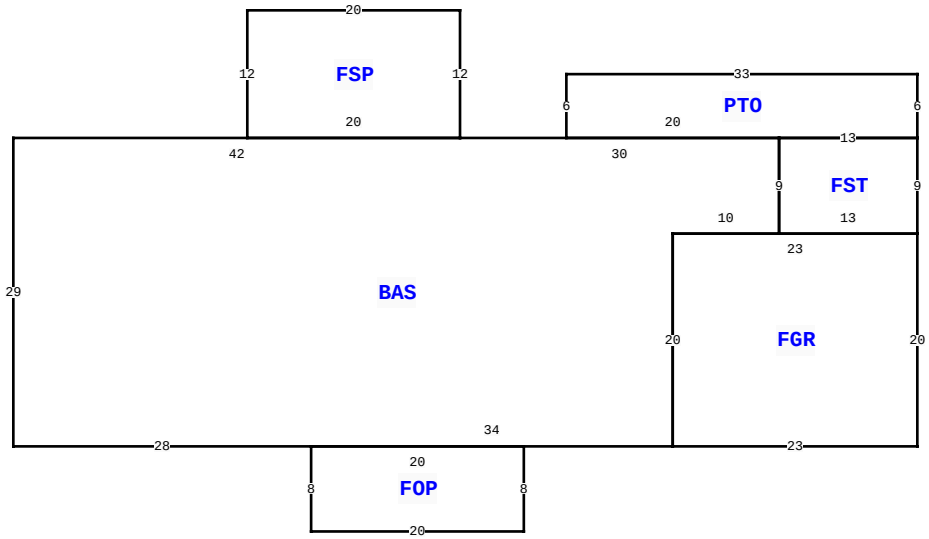
NEIGHBORHOOD/LOC 24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100		1,888	149,007
FGR	460	55		253	19,967
FOP	160	30		48	3,788
FSP	240	40		96	7,576
FST	117	55		64	5,051
PTO	198	5		10	789
TOTALS	3,063			2,359	186,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	110.3860	121.42	286,430	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1888 HX Base Yr 1997



404 SW THURMAN TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,827	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	750	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,180
TOTAL MARKET OB/XF VALUE	4,577
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	215,757
SOH/AGL Deduction	79,256
ASSESSED VALUE	136,501
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	85,090
TOTAL JUST VALUE	215,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26913	MAINT/ALTR	45	04/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/0848	2/29/1996	WD	Q	I		82,000
GRANTOR: PAUL D & CYNTHIA S ME						
GRANTEE: CLAUDE D & FAYE ROB						
0561/0715	4/01/1985	WD	Q	I		73,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N12 W20 S12 E20$ W42 S29 E28 FOP= S8 E20 N8 W20$E34 FGR= E23 N20 W23 S20$ N20 E10 FST= E13 N9 W13 S9$ N9$ PTO= E13 N6 W33 S6 E20$.

LAND DESCRIPTION

TOTAL OB/XF 4,577

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-	171.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 02/18/2025 BY KS Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS