COMM NE COR OF NE1/4 OF NW1/4
OF SEC 25, RUN N 1117.51 FT,
RUN W 243.04 FT, S 84 FT, W

BELLAMY ROBERT T/BELLAMY PENELOPE TROUTMAN
467 SW THURMAN TERR
LAKE CITY, FL 32024

**2027**

**24-4S-16-03116-029**

## BUILDING CHARACTERISTICS

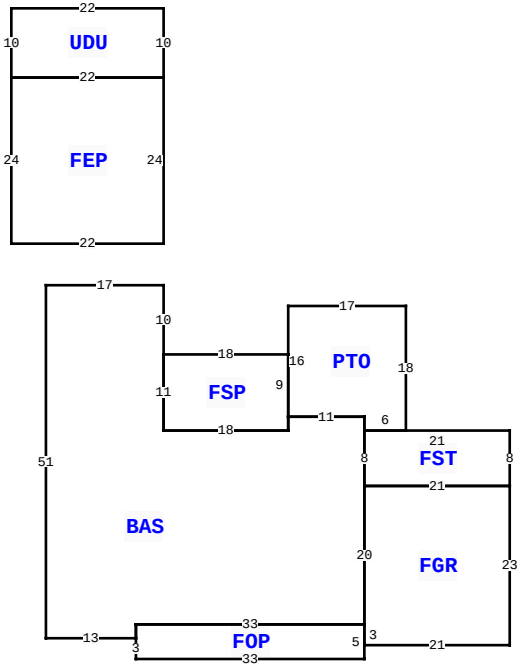
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 1,693 | 100 | | 1,693 | 139,152 |
| FEP | 528 | 80 | | 422 | 34,685 |
| FGR | 483 | 55 | | 266 | 21,863 |
| FOP | 165 | 30 | | 50 | 4,110 |
| FSP | 198 | 40 | | 79 | 6,494 |
| FST | 168 | 55 | | 92 | 7,561 |
| PTO | 284 | 5 | | 14 | 1,151 |
| UDU | 220 | 55 | | 121 | 9,945 |
| TOTALS | 3,739 | | | 2,737 | 224,961 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,737 | 114.9540 | 126.45 | 346,094 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1998 Heated Area: 1693 HX Base Yr 1998




467 SW THURMAN TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 224,961 |
| TOTAL MARKET OB/XF VALUE | 10,234 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 260,195 |
| SOH/AGL Deduction | 100,541 |
| ASSESSED VALUE | 159,654 |
| TOTAL EXEMPTION VALUE | HX HB VX 56,411 |
| BASE TAXABLE VALUE | 103,243 |
| TOTAL JUST VALUE | 260,195 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 264,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051538 | Generator | 0 | 11/18/2024 |
| 32207 | MAINT/ALTR | 65 | 08/14/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0841/1756 | 7/01/1997 | WD | Q | I | | 75,900 |
| GRANTOR: BAUGH | | | | | | |
| GRANTEE: BELLAMY | | | | | | |
| 0671/0082 | 12/21/1988 | WD | Q | I | | 69,500 |
| GRANTOR: ANDERSON RAY | | | | | | |
| GRANTEE: BAUGH JERRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 S51 E13 FOP= S3 E33N5 W33 S2$ N2 E33 FGR= N20 E21 S23 W21 N3$ N20 FST= E21 N8 W21S8$ N8 PTO= E6 N18 W17 S16 E11 S2$ N2 W11 FSP= N9 W18 S11 E18 N2$S2 W18 N11 N10$ PTR=N30 UDU= N10 W22 S10 E22$ FEP= W22 S24 E22 N24$ S30$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,596.00 | UT | 2.00 | 2.00 | 70 | 1993 | 1993 | 3 | 70 | 3,634 | |
| 3 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,234

| 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-1 | 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 11/17/2026 BY SYS