

COMM NE COR OF SE1/4 OF SW1/4, R
W 243.04 FT TO W LINE OF STREET,
R/W 476.65 FT, W 170 FT FOR POB,

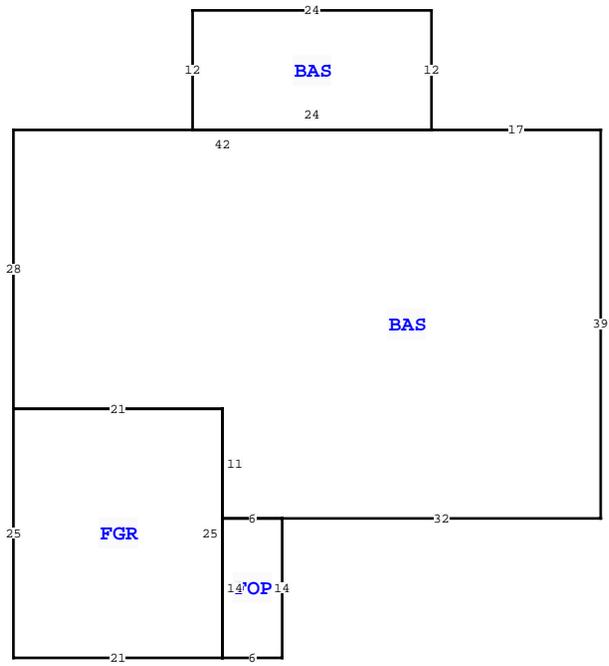
PRIEST KAY
437 SW THURMAN TER
LAKE CITY, FL 32024-4349

2026

24-4S-16-03116-030


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	288	100	
BAS	2,070	100	
FGR	525	55	
FOP	84	30	
TOTALS	2,967		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2015								
Heated Area: 2358						HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		208,781	
TOTAL MARKET OB/XF VALUE		20,086	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		251,367	
SOH/AGL Deduction		110,011	
ASSESSED VALUE		141,356	
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411	
BASE TAXABLE VALUE		34,945	
TOTAL JUST VALUE		251,367	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2280	2/11/2016	LE U	I	I	14	100
GRANTOR: ROBERT L & KAY M PRIE						
GRANTEE: ROBERT T PRIEST ETA						
1257/0124	6/24/2013	WD Q	I	I	01	120,000
GRANTOR: KATHERINE JOHNS						
GRANTEE: KAY & ROBERT PRIEST						

EXTRA FEATURES		437 SW THURMAN TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100 0 0
2	0190	FPLC PF	0 100 0 0
3	0280	POOL R/CON	0 100 16 32
4	0120	CLFENCE 4	0 100 0 0
5	0296	SHED METAL	0 100 0 0
6	0252	LEAN-TO W/	0 100 0 0
7	0261	PRCH, UOP	0 100 0 0

TOTAL OB/XF												20,086				
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	100	0	0	0	0	0.00	100	0	0	3	100	750	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	100	1981	1981	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	1,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 BAS= N12 W24 S12 E24\$ W42 S28 FGR= S25 E21 N25W21\$ E21 S11 FOP= S14 E6 N14 W6\$ E6 E32 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	22,500.00	22,500.00	22,500							