COMM NW COR OF SEC, RUN E 529
FT, S 165.44 FT, E 1269.18 FT,
N 341.34 FT FOR POB, CONT N

NOLAN STEPHEN A/NOLAN DENISE M
371 SW THURMAN TER
LAKE CITY, FL 32024-4347

**2027**

**24-4S-16-03116-032**

## BUILDING CHARACTERISTICS

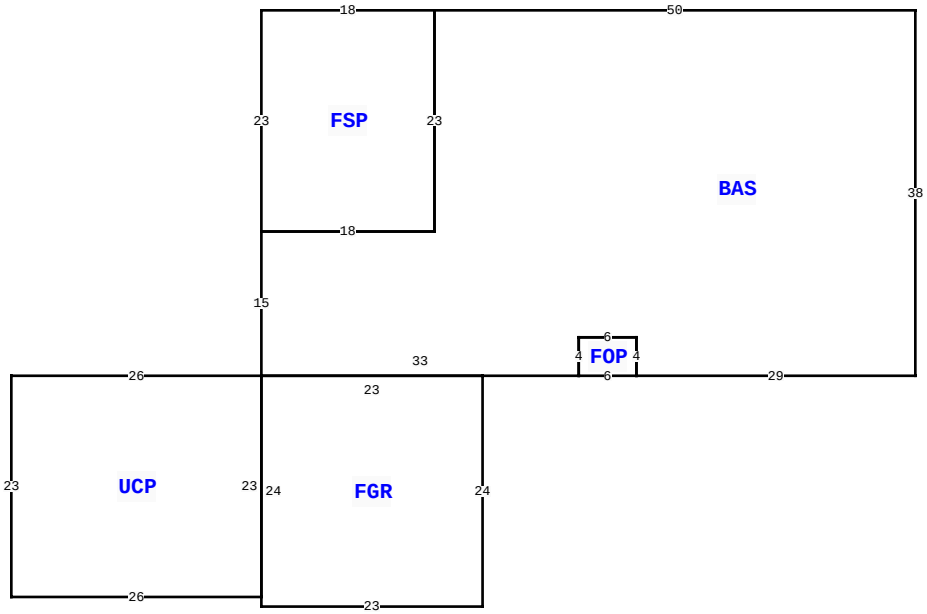
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| 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 | 2,146 | 100 | | 2,146 | 154,039 |
| FGR | 552 | 55 | | 304 | 21,821 |
| FOP | 24 | 30 | | 7 | 502 |
| FSP | 414 | 40 | | 166 | 11,915 |
| UCP | 598 | 20 | | 120 | 8,614 |
| TOTALS | 3,734 | | | 2,743 | 196,891 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,743 | 100.3950 | 110.43 | 302,909 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2146 HX Base Yr




371 SW THURMAN TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 650 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0258 | PATIO | 0 | 0 | 8 | 10 | 80.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 75 | 1993 | 1993 | 3 | 75 | 750 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,500 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2025 | 2024 | | 100 | 800 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2025 | 2024 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0 | | 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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 196,891 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 228,891 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 228,891 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 228,891 |
| TOTAL JUST VALUE | 228,891 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 232,475 |

SALE:1:1: LOT 10 BLK F PICADILLY PARK REPLAT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1318/2039 | 7/15/2016 | WD | Q | I | 01 | 115,000 |
| GRANTOR: TIMOTHY E MURPHY | | | | | | |
| GRANTEE: STEPHEN A & DENISE | | | | | | |
| 1041/2901 | 3/24/2005 | WD | Q | I | 01 | 135,000 |
| GRANTOR: FENNELL | | | | | | |
| GRANTEE: FENNELLDONALD R & T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 FSP= W18 S23 E18 N23$ S23 W18 S15 UCP= W26 S23E26 N23$ FGR= S24 E23 N24 W23$ E33 FOP= E6 N4 W6 S4$ N4 E6S4 E29 N38$.