COMM NW COR OF SEC, RUN E 1798.0
CONT E 170 FT N 170.67 FT, W 170
170.67 FT TO POB (AKA LOT 11 BLO

SWEAT LARRY E SR/SWEAT SANDRA B
P O BOX 1811
LAKE CITY, FL 32056-1811

2027

24-4S-16-03116-033

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		4 100
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

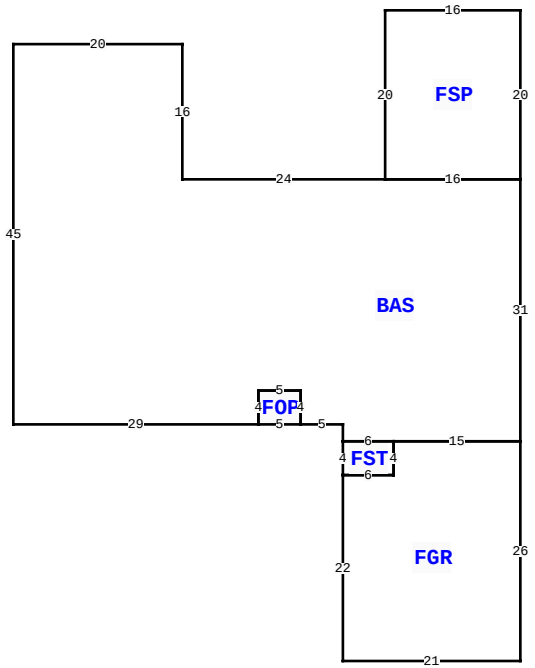
NEIGHBORHOOD/LOC 24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,082	100		2,082	164,561
FGR	522	55		287	22,684
FOP	20	30		6	475
FSP	320	40		128	10,117
FST	24	55		13	1,028
TOTALS	2,968			2,516	198,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,516	110.5440	121.60	305,946	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 2082 HX Base Yr 2009



341 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	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	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		198,865
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		227,065
SOH/AGL Deduction		97,473
ASSESSED VALUE		129,592
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,181
TOTAL JUST VALUE		227,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27110	REMODEL	30	06/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/0715	5/08/2007	WD	Q	I		155,000
GRANTOR: JOHNNY C & BRENDA R S						
GRANTEE: LARRY E SR & SANDRA						
0896/1058	2/01/2000	WD	Q	I		113,000
GRANTOR: MCKEE						
GRANTEE: SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N16 W20 S45 E29 FOP= E5N4 W5 S4$ N4 E5 S4 E5 S2 FST= S4 E6N4 W6$E6 FGR= S4W6 S22 E21 N26 W15$ E15 N31 FSP= N20 W16 S20 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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