COMM INTERS S LINE OF SW1/4 &
W LINE JAMES ST, RUN N 495.04
FT FOR POB, RUN W 170 FT, N

JOHNSON AARON THOMAS/JOHNSON TERRI GARLAND
P O BOX 1142
LAKE CITY, FL 32056

2027

24-4S-16-03116-055

BUILDING CHARACTERISTICS

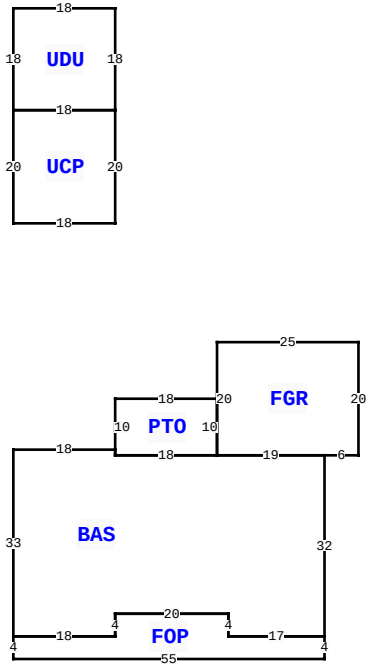
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,698	100		1,698	137,219
FGR	500	55		275	22,223
FOP	300	30		90	7,273
PTO	180	5		9	727
UCP	360	20		72	5,819
UDU	324	55		178	14,384
TOTALS	3,362			2,322	187,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,322	112.7610	124.04	288,021	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 0 Heated Area: 1698 HX Base Yr



436 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	187,646
TOTAL MARKET OB/XF VALUE	5,652
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	218,298
SOH/AGL Deduction	66,968
ASSESSED VALUE	151,330
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	99,919
TOTAL JUST VALUE	218,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,701

SALE:1:1: LOT 5, BLK E, PICCADILLY PARK

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/0020	5/14/1991	WD	Q	I		78,500

GRANTOR: NORTON HOME IMP

GRANTEE: AARON JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S33 FOP= S4 E55 N4W17 N4 W20 S4 W18$ E18 N4 E20 S4 E17 N32 FGR= E6 N20 W25 S20 E19$ W19 PTO= N10 W18 S10 E18$ W18 N1$ PTR= N40 UCP= N20 UDU= N18 W18 S18 E18$ W18 S20 E18$ S40$.

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	20	24	480.00	UT	1.40	1.40	100	0	0	3	100	672	
3	0166	CONC,PAVMT	0	100	18	150	2,700.00	UT	1.40	1.40	100	0	0	3	100	3,780	

LAND DESCRIPTION

TOTAL OB/XF 5,652

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 11/17/2026 BY SYS