COMM INTERS S LINE OF SE1/4 OF SW1/4 & E LINE JAMES ST, RUN N 322.38 FT FOR POB, CONT N

BOONE CHERYL D
405 SW THURMAN TERR
LAKE CITY, FL 32024

2027

24-4S-16-03116-057

BUILDING CHARACTERISTICS

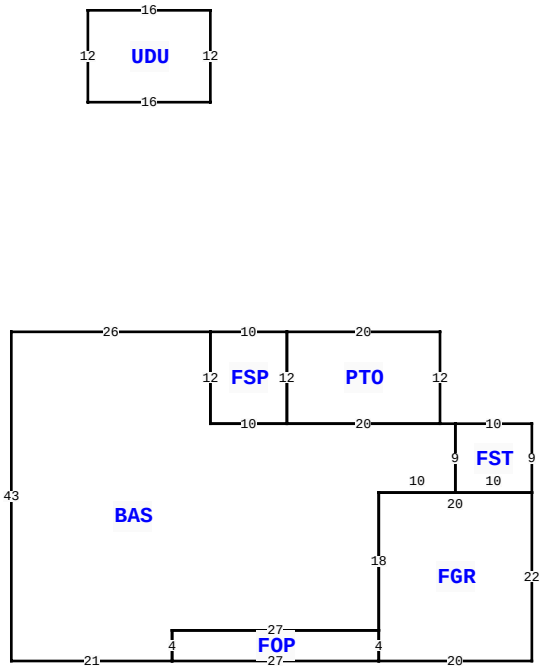
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,782	100		1,782	140,768
FGR	440	55		242	19,117
FOP	108	30		32	2,528
FSP	120	40		48	3,791
FST	90	55		50	3,950
PTO	240	5		12	948
UDU	192	55		106	8,373
TOTALS	2,972			2,272	179,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	110.4830	121.53	276,116	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1782 HX Base Yr 1997



405 SW THURMAN TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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		179,475
TOTAL MARKET OB/XF VALUE		4,256
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		208,731
SOH/AGL Deduction		73,008
ASSESSED VALUE		135,723
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		79,312
TOTAL JUST VALUE		208,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,995

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
1352/0613	1/25/2018	LE	U	I	14	0
GRANTOR: CHERYL D BOONE (LIFE						
GRANTEE: RODNEY E BOONE JR &						
0831/0562	11/25/1996	WD	Q	I		86,000
GRANTOR: MILLER						
GRANTEE: RODNEY SR & CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S43 E21 FOP= E27 N4W27S4$ N4 E27 FGR= S4 E20 N22W20 S18$ N18 E10 FST= E10 N9 W10 S9$ N9 W2 PTO= N12 W20 S12 E20$ W20 FSP= N12 W10 S12 E10$ W10 N12$ PTR=N30 UDU= N12 W16 S12 E16$ 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	16	65	1,040.00	UT	1.40	1.40	100	0	0	3	100	1,456	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,256

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