COMM SE COR OF NE1/4 OF NW1/4,
RUN W 564.32 FT, N 575 FT FOR
POB, CONT N 172.5 FT, E 170

ELLIS ANDY D
233 SW THURMAN TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-014

BUILDING CHARACTERISTICS

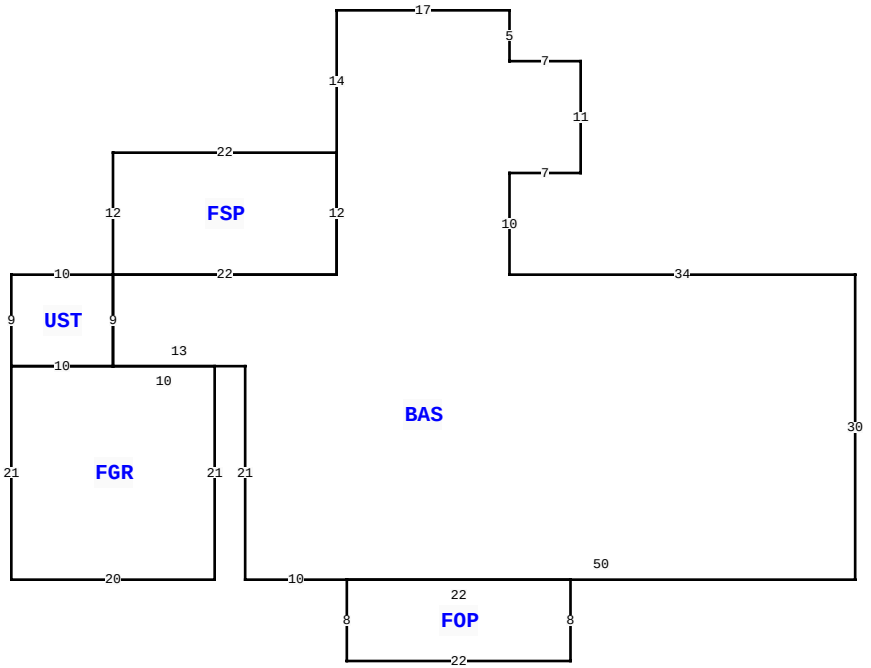
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100		2,436	201,899
FGR	420	55		231	19,146
FOP	176	30		53	4,393
FSP	264	40		106	8,785
UST	90	45		40	3,315
TOTALS	3,386			2,866	237,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,866	115.9150	127.51	365,444	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 2436 HX Base Yr 2013



233 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	1974	1974	3	100	300	
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	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,539
TOTAL MARKET OB/XF VALUE	2,950
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	265,489
SOH/AGL Deduction	104,913
ASSESSED VALUE	160,576
TOTAL EXEMPTION VALUE	HX HB 13 160,576
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	265,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,792

SALE:1:1: LOT 7 BLK B PICCADILLY PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046018	Roof Replacement	9,800	12/01/2022
27061	MAINT/ALTR	35	06/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/1074	5/24/2012	WD	Q	I	01	158,000
GRANTOR: WILLIAM M III & ANTGE						
GRANTEE: ANDY D ELLIS						
1141/2293	1/26/2008	WD	Q	I		167,500
GRANTOR: JAMES E EARLE & BARBA						
GRANTEE: WILLIAM M III & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 N10 E7 N11 W7 N5 W17 S14 FSP= W22 S12 E22 N12$ S12 W22 UST= W10 S9 E10 N9$ S9 FGR= W10 S21 E20 N21 W10$ E13S21 E10 FOP= S8 E22 N8 W22$ E50 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,950

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS