COMM NW COR OF SEC, RUN E
1798.09 FT, S 565.67 FT FOR
POB, RUN E 170 FT, S 172.5 FT,

SAVAGE CARLA JEAN/SMITH JAMIE L
199 SW THURMAN TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-015

BUILDING CHARACTERISTICS

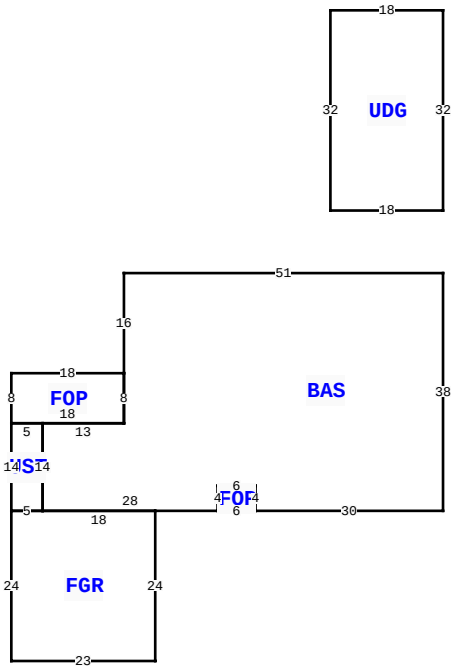
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	2,096	100		2,096	161,131
FGR	552	55		304	23,370
FOP	24	30		7	538
FOP	144	30		43	3,306
UDG	576	55		317	24,370
UST	70	45		32	2,460
TOTALS	3,462			2,799	215,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,799	107.5200	118.27	331,038	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2096 HX Base Yr



199 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	350	
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	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,175
TOTAL MARKET OB/XF VALUE		3,125
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		243,300
SOH/AGL Deduction		105,437
ASSESSED VALUE		137,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,452
TOTAL JUST VALUE		243,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,211

LAND:1:1: 0.67 AC.

SALE:1:1: LOT 8, BLK B, PICCADILLY PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056696	Roof Replacement	17,500	09/30/2026
000056054	Remodel	38,000	07/08/2026
000055336	Generator		03/25/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0739/0773	12/28/1990	WD	Q	I		77,500
GRANTOR: RICHARD WALTZ						
GRANTEE: JAMIE L SMITH						
0628/0570	7/24/1987	WD	Q	I		76,900
GRANTOR: PARKER JACKSON H &						
GRANTEE: WALTZ RICHARD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S16 FOP= W18 S8 E18 N8$ S8 W13 UST= W5 S14 E5 N14$ S14 FGR= W5 S24 E23 N24 W18$ E28 FOP= E6 N4 W6 S4$ N4 E6 S4E30 N38$ PTR= N10 UDG= W18 N32E18 S32$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 3,125

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	173.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/10/2026 BY kellen Total Acres: 0.68 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS