COMM NE COR OF NE1/4 OF NW1/4,
RUN S 1182.59 FT TO N R/W
SR-242, W 614.32 FT, N 210 FT

NGUYEN KELLY HONG/NGUYEN TAI
166 SW THURMAN TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-019

BUILDING CHARACTERISTICS

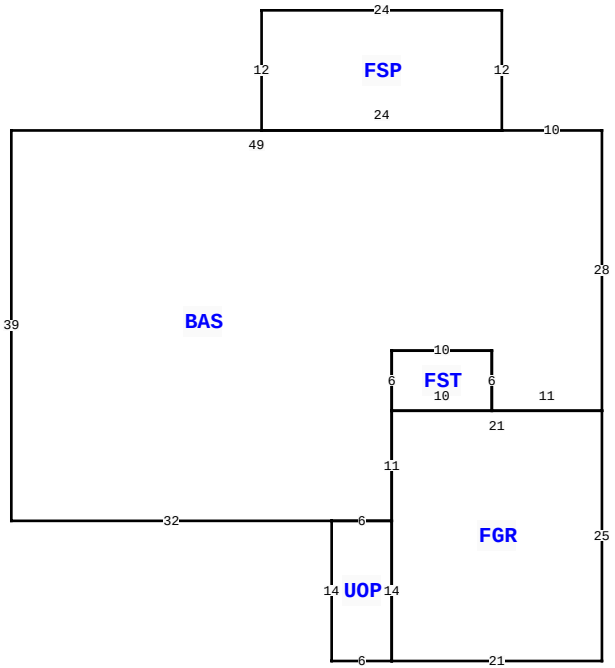
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,010	100		2,010	176,952
FGR	525	55		289	25,442
FSP	288	40		115	10,124
FST	60	55		33	2,906
UOP	84	20		17	1,496
TOTALS	2,967			2,464	216,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	123.1296	135.44	333,724	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2010 HX Base Yr 2020



166 SW THURMAN TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1979	1979	3	100	1,500	
3	0130	CLFENCE 5	0	100	30	4	1.00	UT	0.00	0.00	100	2006	2006	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,921
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		245,921
SOH/AGL Deduction		67,772
ASSESSED VALUE		178,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,738
TOTAL JUST VALUE		245,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,876

LAND:1:1: 0.75 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/0113	10/04/2019	WD	Q	I	01	175,000
GRANTOR: LINDA D HARRIS						
GRANTEE: KELLY HONG & TAI NG						
1322/0582	9/19/2016	WD	Q	I	01	137,500
GRANTOR: RICHARD E & BENNIE B						
GRANTEE: LINDA D HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W24 S12 E24$W49 S39 E32 UOP= S14 E6 N14 W6$ E6 FGR= S14 E21 N25 W21 S 11$ N11 FST= E10 N6 W10 S6$ N6 E10 S6 E11 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,500

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-	1193.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS