

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

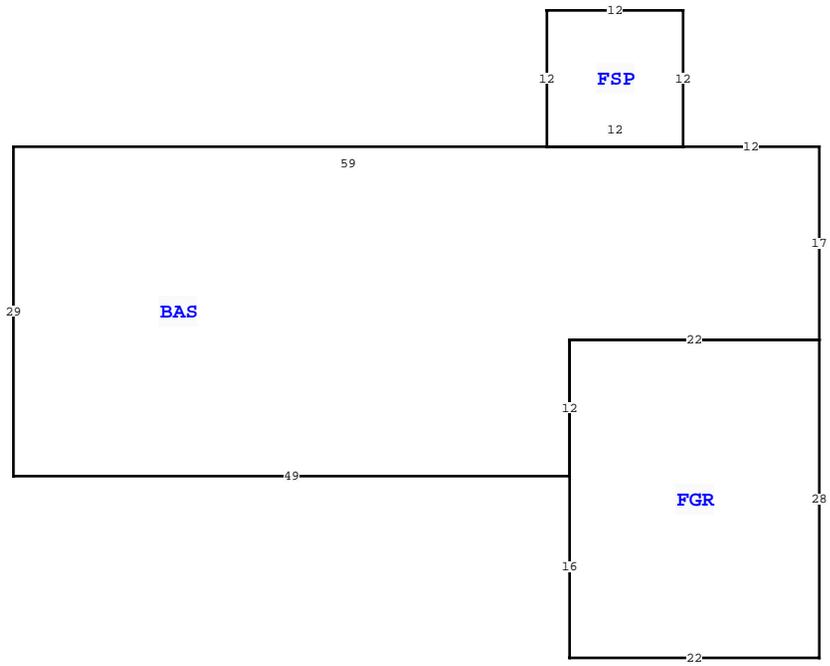
TANNACHION JAMES A
 198 SW THURMAN TERRACE
 LAKE CITY, FL 32024

2026

25-4S-16-03153-020


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,795	100	
FGR	616	55	
FSP	144	40	
TOTALS	2,555		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005		304,885	1978	1995	0	0	30.00	70.00
			Heated Area: 1795				HX Base Yr 2005				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		213,420	
TOTAL MARKET OB/XF VALUE		3,743	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		242,163	
SOH/AGL Deduction		95,247	
ASSESSED VALUE		146,916	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		95,505	
TOTAL JUST VALUE		242,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2725	7/20/2018	QC	U	I	11	0
GRANTOR: KATRINA TANNACHION						
GRANTEE: JAMES A TANNACHION						
1365/2069	7/20/2018	QC	U	I	11	0
GRANTOR: KATRINA TANNACHION						
GRANTEE: JAMES A TANNACHION						

EXTRA FEATURES																
L N	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	UT	0.00	0.00	100	1978	1978	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	1978	1978	3	100	2,000	
3	0296	SHED METAL	0	100	6	8	UT	5.00	5.00	100	1993	1993	3	100	240	
4	0120	CLFENCE 4	0	100	0	0	UT	7.50	7.50	75	2006	2006	3	75	1,103	
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF										3,743						
198 SW THURMAN TER, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU		
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 FSP= N12 W12 S12 E12\$ W59 S29 E49 FGR= S16 E22N28 W22 S12\$ N12 E22 N17\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,743									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1173.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000												