COMM COR OF NE1/4 OF NW1/4,
RUN S 262.55 FT, W 792.63 FT,
S 172.50 FT FOR POB, CONT S

WALLACE GREGORY S/WALLACE DEBORAH K
232 SW THURMAN TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-021

BUILDING CHARACTERISTICS

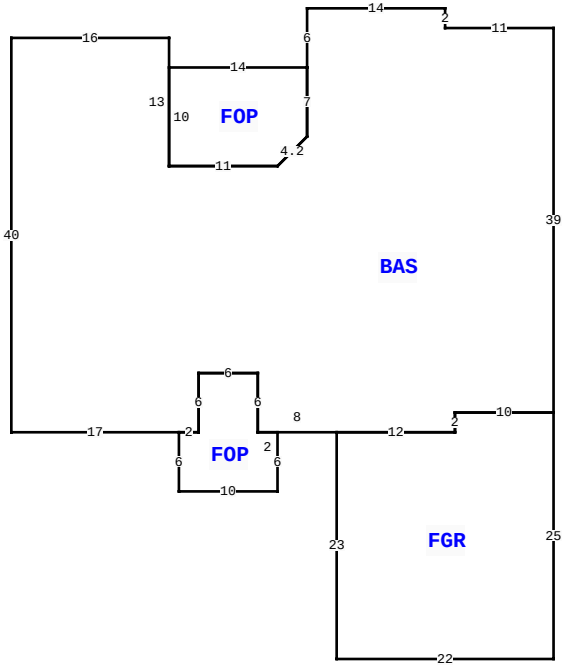
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,020	100		2,020	183,422
FGR	526	55		289	26,242
FOP	96	30		29	2,634
FOP	136	30		41	3,723
TOTALS	2,778			2,379	216,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,379	112.4640	123.71	294,306	2006	2006	0	0	0	26.60	73.40

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



232 SW THURMAN TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,464.00	UT	3.00	3.00	100	2006	2006	3	100	4,392	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,900	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,021
TOTAL MARKET OB/XF VALUE	10,092
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	251,113
SOH/AGL Deduction	69,630
ASSESSED VALUE	181,483
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	130,072
TOTAL JUST VALUE	251,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043174	Roof Replacement	20,431	11/16/2021
23718	SFR	611	10/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/2080	3/04/2009	WD	Q	I	01	173,000
GRANTOR: DARRYL ALLEN						
GRANTEE: GREGORY S & DEBORAH						
1077/1563	12/16/2005	QC	Q	V	01	100
GRANTOR: BABY BOY INVESTMENTS						
GRANTEE: DARRYL ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 W14 S6 FOP= W14 S10 E11 R3 U3 N7$ S7 D3 L3 W11 N13 W16 S40 E17 FOP= S6 E10 N6 W2 N6 W6 S6 W2$ E2 N6 E6 S6 E8 FGR= S23 E22 N25 W10 S2 W12$ E12 N2 E10 N39$.

LAND DESCRIPTION

TOTAL OB/XF 10,092

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-	1173.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 04/27/2022 BY JS Total Acres: 0.68 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS