

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

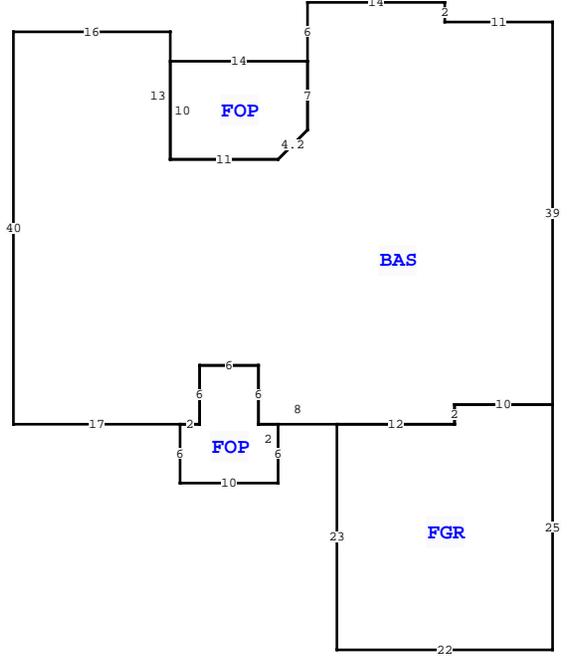
WALLACE GREGORY S/WALLACE DEBORAH K
 232 SW THURMAN TER
 LAKE CITY, FL 32024

2026

25-4S-16-03153-021


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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/

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	128.21	305,012	2006	2006	0	0	26.60	73.40		
1 SINGLE FAM 100% - 2010 Heated Area: 2020 HX Base Yr 2010													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100		2,020	190,094
FGR	526	55		289	27,197
FOP	96	30		29	2,729
FOP	136	30		41	3,859
TOTALS	2,778			2,379	223,879

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	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	

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		223,879	
TOTAL MARKET OB/XF VALUE		10,092	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		258,971	
SOH/AGL Deduction		82,774	
ASSESSED VALUE		176,197	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		124,786	
TOTAL JUST VALUE		258,971	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,737	

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	Q	I	01	173,000
GRANTOR: DARRYL ALLEN						
GRANTEE: GREGORY S & DEBORAH						
1077/1563	12/16/2005	QC Q	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\$.	

TOTAL OB/XF 10,092																								
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							