COMM NE COR OF NE1/4 OF NW1/4,
RUN S 262.55 FT, W 662.63 FT,
N 50 FT TO SE COR LOT 1 FOR

PATRICK DALE/PATRICK JENNIFER
306 SW THURMAN TERR
LAKE CITY, FL 32024

2027

25-4S-16-03153-034

BUILDING CHARACTERISTICS

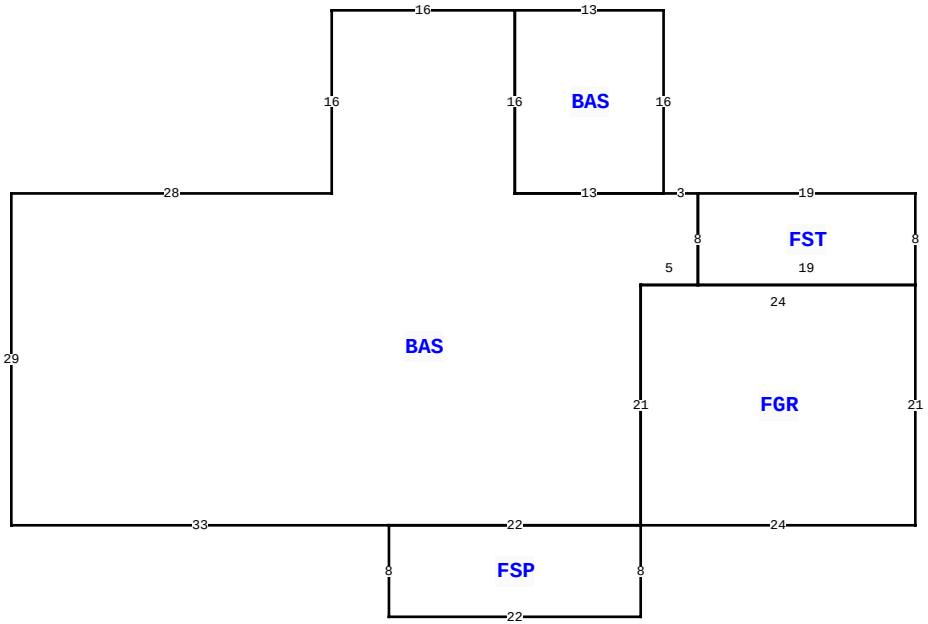
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	208	100		208	16,134
BAS	1,891	100		1,891	146,674
FGR	504	55		277	21,485
FSP	176	40		70	5,429
FST	152	55		84	6,516
TOTALS	2,931			2,530	196,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,530	108.4800	119.33	301,905	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 2099 HX Base Yr 2013



306 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	0	0	3	100	750	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	29	4	116.00	UT	13.50	13.50	75	2006	2006	3	75	1,175	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,238
TOTAL MARKET OB/XF VALUE		3,925
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		225,163
SOH/AGL Deduction		94,095
ASSESSED VALUE		131,068
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,657
TOTAL JUST VALUE		225,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,732

SALE:1:1: LOT 1 BLK E PICCADILLY PARK

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047489	Roof Replacement	16,000	06/16/2023
000045273	Roof Replacement	18,227	08/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1238/1640	7/17/2012	WD	U	I	12	121,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DALE & JENNIFER PAT						
1231/2063	3/07/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LEE)						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 BAS= N16 W13 S16 E13$ W13 N16 W16 S16 W28 S29 E33
FSP= S8 E22 N8 W22$ E22 FGR= E24 N21W24 S21$ N21 E5 FST= E19
N8 W19 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,925

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	171.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 10/03/2023 BY jerry Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS