COMM 325 FT E OF NW COR OF
NW1/4, RUN S 380.44 FT FOR
POB, RUN E 149 FT, S 190 FT, W

NORRIS CHARLES KEITH
184 SW QUINCY TERR
LAKE CITY, FL 32024

2026

25-4S-16-03153-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

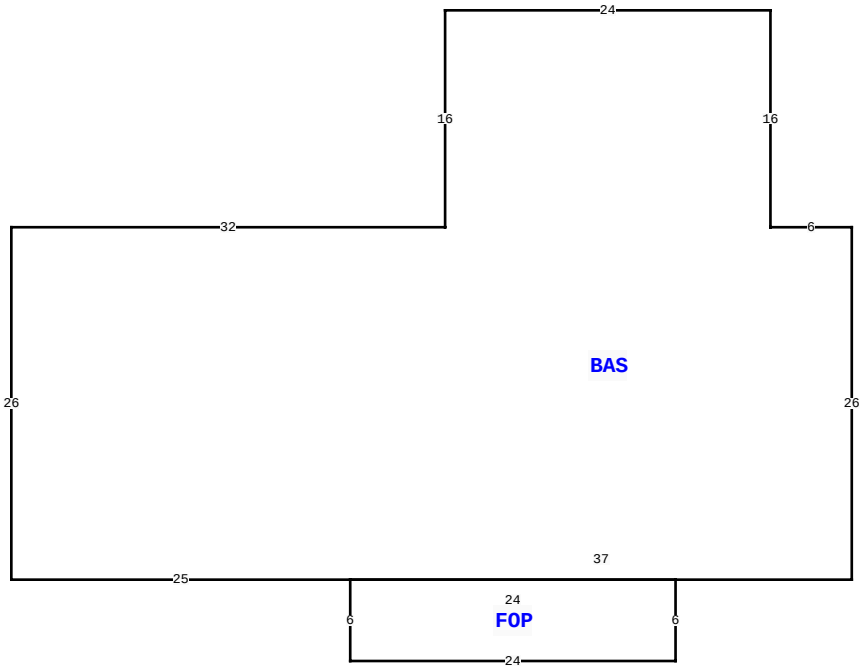
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,996	100		1,996	171,867
FOP	144	30		43	3,702
TOTALS	2,140			2,039	175,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	116.2060	132.47	270,106	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1996 HX Base Yr 2010



184 SW QUINCY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,569
TOTAL MARKET OB/XF VALUE		10,422
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		210,991
SOH/AGL Deduction		94,670
ASSESSED VALUE		116,321
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,910
TOTAL JUST VALUE		210,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,416

LAND:1:1: 0.65 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/0449	6/12/2009	WD	Q	I	01	129,900

GRANTOR: DOUGLAS & DONITA TANN

GRANTEE: CHARLES KEITH NORRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N16 W24 S16 W32 S26 E25FOP= S6 E24 N6 W24$ E37 N26$.

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	14	70	980.00	UT	2.00	2.00	70	1993	1993	3	70	1,372	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	22	1.00	UT	7,500.00	7,500.00	50	2006	2006	3	50	3,750	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,422

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-	190.00	148.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/22/2019 BY BC Total Acres: 0.65 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/12/2026 BY SYS