

COMM 330 FT N OF SW COR OF NE1/4
 POB, E 343.34 FT, N 165 FT, W 34
 FT TO POB. AKA PARCEL #24.

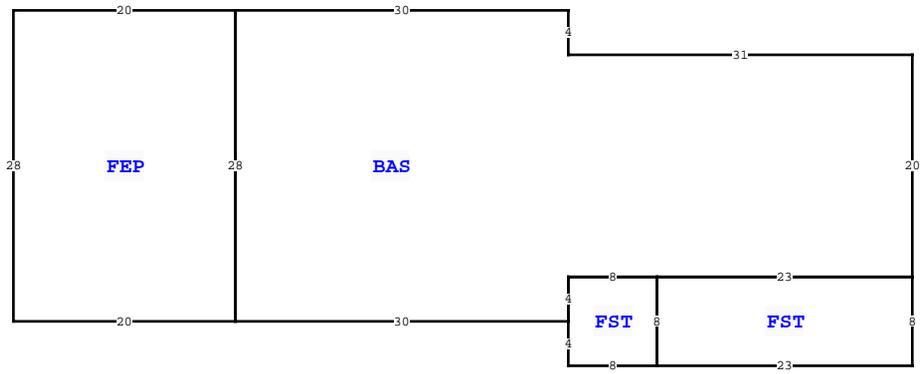
TERZI ERROLL/TERZI BILLY G
 257 NW HORIZON ST
 LAKE CITY, FL 32055

2026

28-3S-16-02366-024


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,044	98.3664	112.14	229,214	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1460 HX Base Yr													



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		06		
NEIGHBORHOOD/LOC		28316.040	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	106,421
FEP	560	80		448	32,655
FST	64	55		35	2,551
FST	184	55		101	7,362
TOTALS	2,268			2,044	148,989

176 NW MADELIENE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,989	
TOTAL MARKET OB/XF VALUE		1,300	
TOTAL LAND VALUE - MARKET		16,900	
TOTAL MARKET VALUE		167,189	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,189	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,189	
TOTAL JUST VALUE		167,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053861	Electrical Servic		08/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1061/1510	10/05/2005	WD	Q	I	01	36,000
GRANTOR: WELLS FARGO						
GRANTEE: TERZI						
1043/0551	3/30/2005	CT	Q	I	01	100
GRANTOR: CLERK OF COURT (LOU A)						
GRANTEE: WELLS FARGO BANK						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W31 N4 W30 FEP= W20 S28 E20 N28\$ S28 E30 FST= S4 E8 N8 W8 S4\$ N4 E8 FST= S8 E23 N8 W23\$ E23 N20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RSF/MH	0.00	0.00	1.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	16,900							