

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

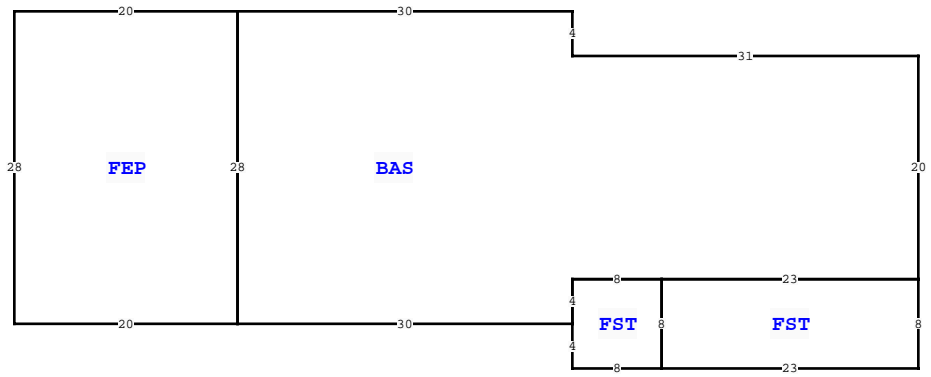
2026

28-3S-16-02366-024



| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 0% - 0 | | | 225,187 | 1975 | 1975 | 0 | 0 | 35.00 | 65.00 | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 146,372 | |
| TOTAL MARKET OB/XF VALUE | | 1,300 | |
| TOTAL LAND VALUE - MARKET | | 16,900 | |
| TOTAL MARKET VALUE | | 164,572 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 164,572 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 164,572 | |
| TOTAL JUST VALUE | | 164,572 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 164,572 | |

| | | |
|------------------|-----------|---------------|
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 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 | 104,551 |
| FEP | 560 | 80 | | 448 | 32,081 |
| FST | 64 | 55 | | 35 | 2,506 |
| FST | 184 | 55 | | 101 | 7,233 |
| TOTALS | 2,268 | | | 2,044 | 146,372 |

176 NW MADELIENE TER, LAKE CITY

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

| 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 | | | | | | |

| 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 | |

| 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 | | | | | | | | |