N1/2 LOTS 9 & 10 KAL-WAY S/D UNI
COR OF SEC, RUN E 12 FT TO E R/W
RD, S ALONG R/W 520.14 FT FOR PO

HURTADO AMANDA F
323 SW THOMAS TER
LAKE CITY, FL 32024

2026

32-3S-16-02430-009

BUILDING CHARACTERISTICS

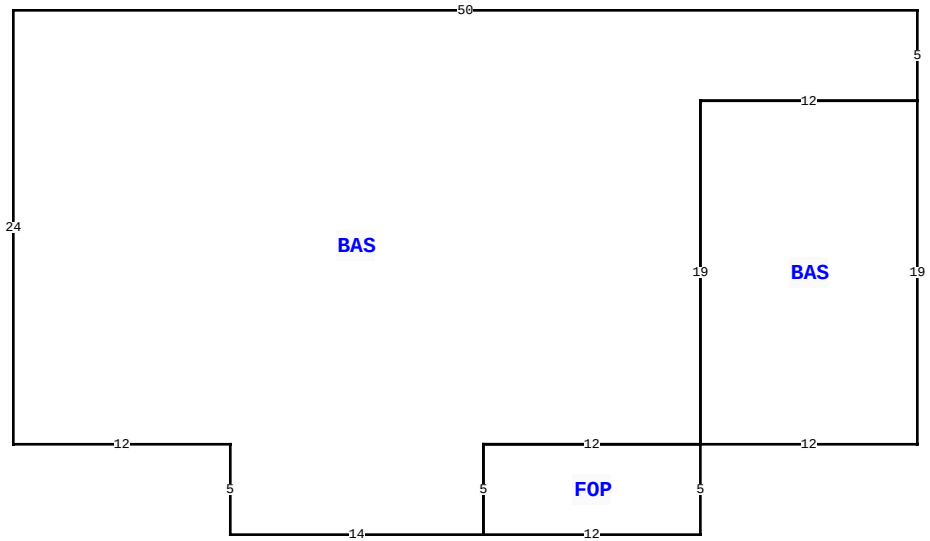
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 01
NEIGHBORHOOD/LOC	32316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	18,590
BAS	1,042	100		1,042	84,960
FOP	60	30		18	1,468
TOTALS	1,330			1,288	105,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	112.0000	125.44	161,567	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1270 HX Base Yr 2017



323 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	2014	2014	3	100	200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,019
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	132,519
SOH/AGL Deduction	59,115
ASSESSED VALUE	73,404
TOTAL EXEMPTION VALUE	HX HB 48,404
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	132,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2385	5/27/2016	WD	Q	I	01	65,000
GRANTOR: HEATHER BROWN (SINGLE						
GRANTEE: AMANDA F HURTADO (S						
1315/2384	3/31/2016	QC	U	I	11	100
GRANTOR: PAUL KENNETH & CAROLY						
GRANTEE: HEATHER BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E12 S5 E14 FOP= E12 N5 W12 S5$ N5 E12 BAS= E12 N19 W12 S19$ N19 E12 N5$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 06/23/2023 BY KS Total Acres: 0.88 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 06/23/2026 BY SYS