

LOT 17 KAL-WAY S/D UNIT 1: BEG 1  
OF NW1/4 OF NW1/4, RUN E 688.66  
W 683.17 FT, N 226.14 FT TO POB.

FLUELLEN THOMAS/FLUELLEN HELEN B  
217 SW THOMAS TER  
LAKE CITY, FL 32024

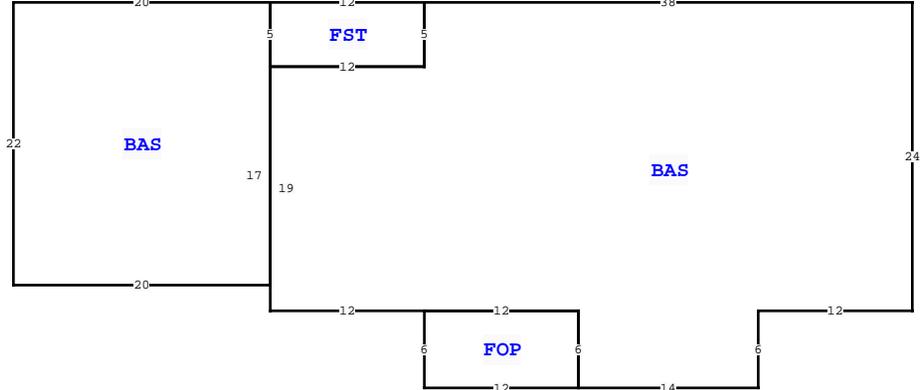
2026

32-3S-16-02430-017



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	06 BD/BATTEN 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 60
Interior Floor	14 CARPET 40
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
Architectural	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		
0100	01	1,719	102.9980	117.42	201,845	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1664 HX Base Yr													



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	32316.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	33,582
BAS	1,224	100		1,224	93,419
FOP	72	30		22	1,679
FST	60	55		33	2,519
TOTALS	1,796			1,719	131,199

217 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	288	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION TOTAL OB/XF 4,588

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	100		00	0.00	0.00	3.62	AC		1.00	1.00	0.80	14,000.00	11,200.00	40,544							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			131,199
TOTAL MARKET OB/XF VALUE			4,588
TOTAL LAND VALUE - MARKET			40,544
TOTAL MARKET VALUE			176,331
SOH/AGL Deduction			73,602
ASSESSED VALUE			102,729
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			51,318
TOTAL JUST VALUE			176,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,134
LAND:1:1: 3.62 AC			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
32437		MAINT/ALTR		25
				10/28/2014

BUILDING NOTES

BUILDING DIMENSIONS  
BAS= W38 FST= W12 S5 E12 N5\$S5 W12 BAS= N5 W20 S22 E20 N17\$ S19 E12 FOP= S6 E12 N6 W12\$ E12 S6 E14 N6 E12 N24\$.