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

2027

32-3S-16-02430-017

BUILDING CHARACTERISTICS

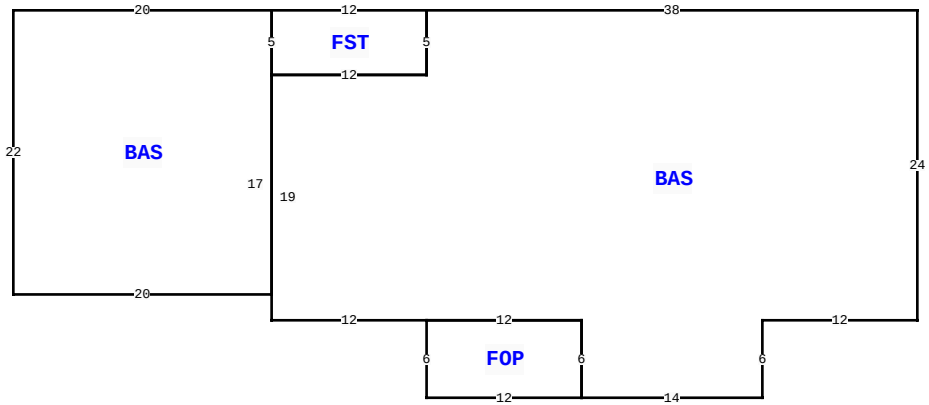
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	440	100		440	32,404
BAS	1,224	100		1,224	90,141
FOP	72	30		22	1,620
FST	60	55		33	2,430
TOTALS	1,796			1,719	126,596

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	113.30	194,763	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1664 HX Base Yr



217 SW THOMAS TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
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	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

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	3.62	AC		1.00	1.00	0.80	14,000.00	11,200.00	40,544							

REVIEW DATE 06/23/2023 BY KS Total Acres: 3.62 Total Land Value: 40,544 Market: 0 Agricultural: 0 Common: 40,544 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,596
TOTAL MARKET OB/XF VALUE		4,588
TOTAL LAND VALUE - MARKET		40,544
TOTAL MARKET VALUE		171,728
SOH/AGL Deduction		65,917
ASSESSED VALUE		105,811
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,400
TOTAL JUST VALUE		171,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32437	MAINT/ALTR	25	10/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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$.