S DIV: LOT 1 BLOCK H CHALKERS S/
569-98, 597-681, 636-631, 898-11

PHELPS BRELAND JAYNE
188 NW CASTLEWOOD CT
LAKE CITY, FL 32055

2026

00-00-00-13818-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

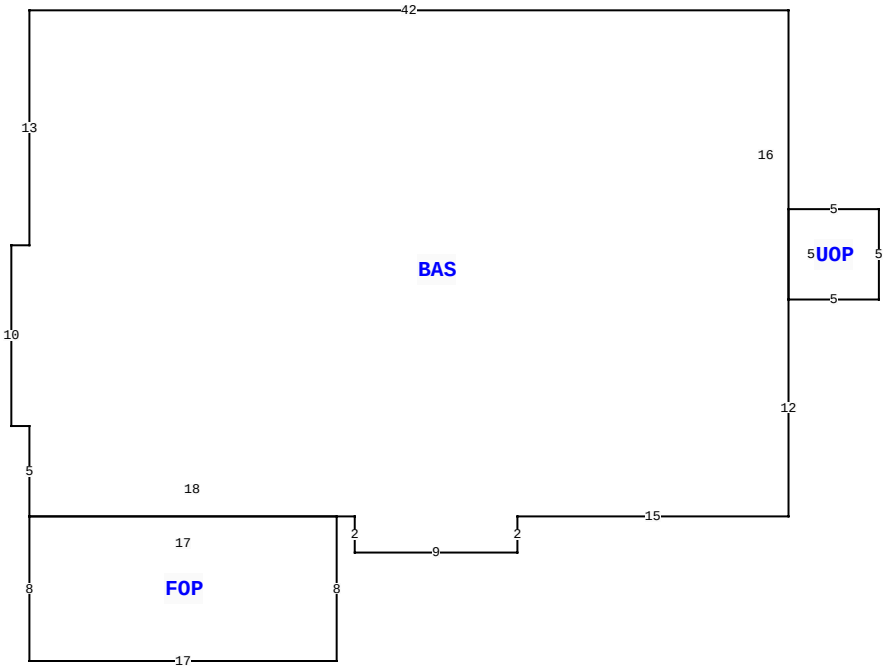
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100		1,204	94,765
FOP	136	30		41	3,227
UOP	25	20		5	393
TOTALS	1,365			1,250	98,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,250	108.1200	121.09	151,362	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1204 HX Base Yr 2022



478 SE HERNANDO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		98,385
TOTAL MARKET OB/XF VALUE		2,164
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		108,049
SOH/AGL Deduction		24,084
ASSESSED VALUE		83,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,243
TOTAL JUST VALUE		108,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/1111	12/30/2021	WD	U	I	30	100,000
GRANTOR: PHELPS JOCK						
GRANTEE: PHELPS BRELAND JAYN						
1175/2007	6/17/2009	WD	U	I	11	100
GRANTOR: JOCK PHELPS & JOHN BO						
GRANTEE: JOCK & MEAGAN PHELP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S13 W1 S10 E1 S5 FOP= S8 E17 N8 W17$ E18 S2 E9N2 E15 N12 UOP= E5 N5 W5 S5$N16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	5.00	5.00	70	1993	1993	3	70	420	
3	0166	CONC,PAVMT	0	100	6	29	174.00	UT	2.00	2.00	70	1993	1993	3	70	244	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,164

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		CN	125.00	80.00	10,000.00	SF		1.00	1.00	1.00	0.75	0.75	7,500							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.23 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/19/2025 BY SYS