LOT 2 & 3 TURKEY RUN S/D.
WD 1007-2643, WD 1007-2645.

RIVERA MARCELO/RIVERA DEBORAH C
175 SW PHILLIPS CIRCLE
LAKE CITY, FL 32024

2026

03-4S-16-02739-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

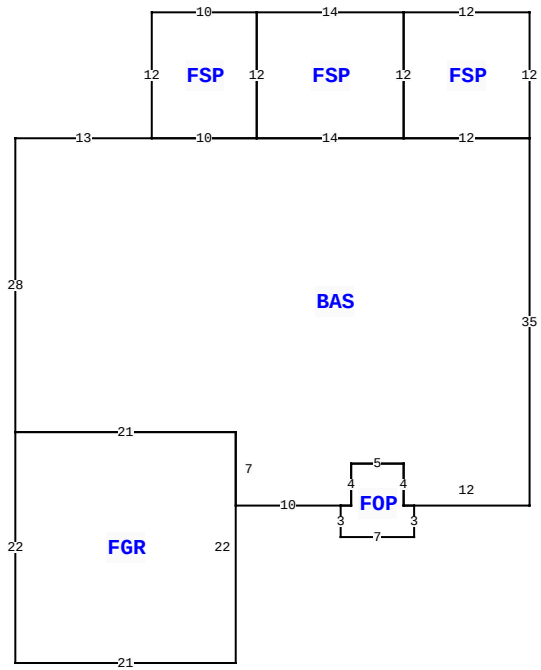
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	134,830
FGR	462	55		254	22,123
FOP	41	30		12	1,045
FSP	120	40		48	4,181
FSP	144	40		58	5,051
FSP	168	40		67	5,836
TOTALS	2,483			1,987	173,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	110.1520	123.37	245,136	2004	2004	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2005 Heated Area: 1548 HX Base Yr 2005



175 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,066
TOTAL MARKET OB/XF VALUE		21,699
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		264,765
SOH/AGL Deduction		96,401
ASSESSED VALUE		168,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,642
TOTAL JUST VALUE		264,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21824	POOL ENCL	50	05/04/2004
21675	POOL	130	04/01/2004
20384	SFR	287	02/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1007/2645	2/20/2004	WD	Q	I		135,000
GRANTOR: TERRY ZIERKE						
GRANTEE: MARCELO & DEBORAH C						
1007/2643	2/20/2004	WD	U	V	07	17,000
GRANTOR: EVERETT A & KATHY J P						
GRANTEE: TERRY ZIERKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S28 FGR= S22 E21 N22 W21$ E21 S7 E10 FOP= S3 E7 N3 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E12 N35 FSP= N12 W12 S12 E12$ W12 FSP= N12 W14 S12 E14$ W14 FSP= N12 W10 S12 E10$ W10$.

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	1,740.00	UT	2.00	2.00	100	2004	2004	3	100	3,480	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2004	2004	3	43	11,799	
3	0282	POOL ENCL	0	100	22	35	770.00	UT	15.00	15.00	100	2004	2004	3	40	4,620	
4	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	2004	2004	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 21,699

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2023 BY KS Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2025 BY SYS