

LOT 4 TURKEY RUN S/D.

1006-2881, WD 1042-2876,

DAVIS ROBERT
215 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-204



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	16	WD FR STUC 100	0100	01	2,526	115.2480	129.08	326,056	2005	2005	0	0	0	30.00	70.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 0% - 0													Heated Area: 1789 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															Tax Group: 2 Tax Dist:												
Interior Floo	14	CARPET 60															BUILDING MARKET VALUE 228,239												
Interior Floo	15	HARDTILE 40															TOTAL MARKET OB/XF VALUE 8,128												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 35,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 271,367												
Bedrooms	3	100															SOH/AGL Deduction 0												
Bathrooms	2.5	100															ASSESSED VALUE 271,367												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE 0												
Stories	1.1	100															BASE TAXABLE VALUE 271,367												
Architectual	05	CONV 100	TOTAL JUST VALUE 271,367																										
Units	0	100	NCON VALUE 0																										
Condition Adj	03	03 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 276,258																										
Quality	05	05	NEIGHBORHOOD/LOC 3416.00 1.00/														PERMIT NUM DESCRIPTION AMT ISSUED												
DOR CODE	0100	SINGLE FAMILY															000048371 Roof Replacement 21,767 10/09/2023												
MAP NUM		MKT AREA 06															22172 SFR 583 08/10/2004												
SALES DATA																													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																							
1385/2385	6/03/2019	WD	Q	I	01	240,500																							
GRANTOR: TRAVIS L & MICHELE J																													
GRANTEE: ROBERT DAVIS																													
1353/1356	1/12/2018	WD	Q	I	01	215,000																							
GRANTOR: TONY D RICHARDS																													
GRANTEE: TRAVIS L & MICHELE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS= W8 FSP= N9 W26 S9 E26\$ W26 N9 W13 S9 W12 S26 FGR= S21 E11 S2 E12 N23 W23 \$ E23 FOP= S4 E20 N4 W2 N5 W7 S5 W11\$ E11 N5 E7 S5 E2 S6 R3 D3 E6 R3 U3 E8 N7 W2 N11 W2 N14\$ PTR= N30 UDG= N30 W20 S30 E20\$ S30\$.																													
TOTALS 3,245 2,526 228,239																													
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	0169	FENCE/WOOD	0	0	0	352.00	UT	13.50	75	2007	2007	3	75	2,500															
2	0166	CONC, PAVMT	0	0	0	1,876.00	UT	3.00	100	2007	2007	3	100	5,628															
LAND DESCRIPTION																													
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	0		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 11/07/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS																													