

LOT 5 TURKEY RUN S/D.
1005-707, WD 1031-1406, WD 1056-

TARDIF LOUISE MARTHE
235 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-205



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
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	2,094	100		2,094	208,328
FGR	550	55		302	30,046
FOP	42	30		13	1,294
FSP	369	40		148	14,724
TOTALS	3,055			2,557	254,391

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	12	20	240.00	UT	7.00
2	0169	FENCE/WOOD	0	100	0	0	384.00	UT	10.00
3	0166	CONC, PAVMT	0	100	0	0	1,378.00	UT	2.50
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS

0100012,557111.0340124.36317,9892005200500020.0080.00

1 SINGLE FAM 100% - 2024Heated Area: 2094HX Base Yr 2024

2516941940

252528123761213

222222

252525

40

19

7

6

6

7

3

12

13

FSPBASFOP

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/03/2025MLU

235 SW PHILLIPS CIR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		254,391	
TOTAL MARKET OB/XF VALUE		9,205	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		298,596	
SOH/AGL Deduction		100,927	
ASSESSED VALUE		197,669	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		141,947	
TOTAL JUST VALUE		298,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053578	Generator		07/14/2025
000052305	Roof Replacement	21,050	02/12/2025
22827	SFR	489	02/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/92	12/06/2023	WD	U	I	11	100
GRANTOR: BOUFFARD JOCELYNE S						
GRANTEE: TARDIF LOUISE MARTH						
1500/1505	10/06/2023	WD	Q	I	01	333,000
GRANTOR: EGLI JAMES						
GRANTEE: TARDIF LOUISE MARTH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 S25 FGR= S25 E22 N25 W22\$ E22 S28 E12 N3 FOP= E7 N6 W7 S6\$ N6 E19 S12 E13 N40 FSP= N9 W41 S9 E41\$ W41 N16\$.									