

LOT 6 TURKEY RUN S/D.
1005-707, WD 1031-1413, WD 1046-

TABONE RUSSELL/TABONE SHEILA
255 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-206



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	12	HARDWOOD 80			
Interior Floo	15	HARDTILE 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	1,800	100		1,800	191,606
FGR	506	55		278	29,593
FOP	60	30		18	1,916
FSP	342	40		137	14,583
TOTALS		2,708		2,233	237,698

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,233	118.8000	133.06	297,123	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2024 Heated Area: 1800 HX Base Yr 2024											
255 SW PHILLIPS CIR, LAKE CITY											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				237,698		
TOTAL MARKET OB/XF VALUE				14,296		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				286,994		
SOH/AGL Deduction				137,914		
ASSESSED VALUE				149,080		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				98,358		
TOTAL JUST VALUE				286,994		
NCON VALUE				9,000		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				280,966		

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
1	0294	SHED WOOD/	0	100	10	24	240.00	UT	7.50	7.50	100	2005	2005	3
2	0166	CONC, PAVMT	0	100	0	0	1,498.00	UT	2.00	2.00	100	2005	2005	3
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3
4	0030	BARN, MT	0	100	24	25	600.00	UT	15.00	15.00	100	2026	2025	100
TOTAL OB/XF 14,296														

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
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00
Market: 0 Agricultural: 0 Common: 35,000														