LOT 7 TURKEY RUN S/D.
972-1854, 986-1566, DC 1525-529,

LLOYD MICHAEL DAVID/LLOYD KAREN SUE
271 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

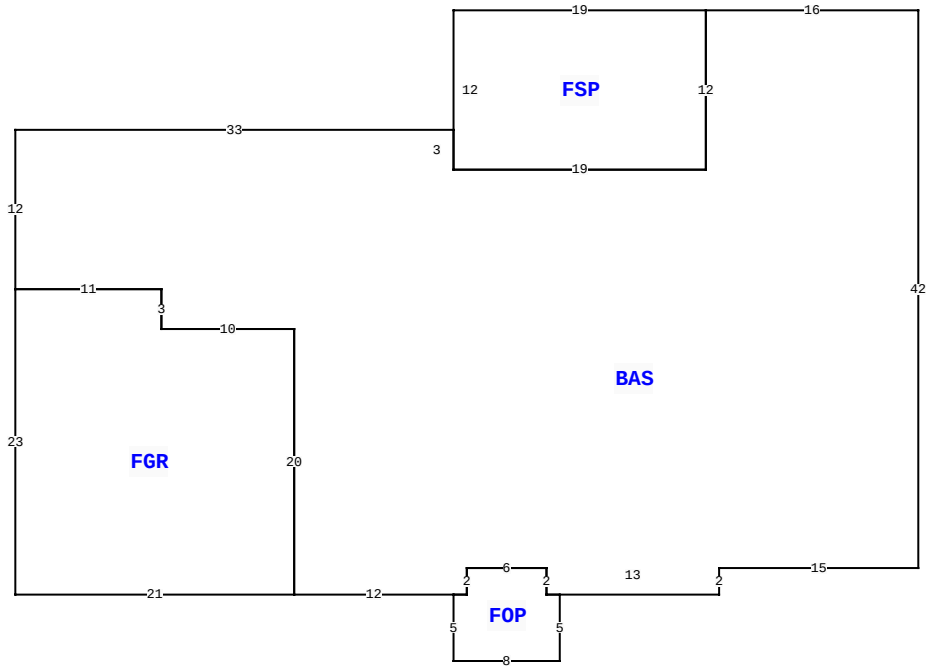
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,972	100		1,972	199,377
FGR	453	55		249	25,175
FOP	52	30		16	1,618
FSP	228	40		91	9,200
TOTALS	2,705			2,328	235,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,328	115.7310	129.62	301,755	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2026 Heated Area: 1972 HX Base Yr 2026



271 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		235,369
TOTAL MARKET OB/XF VALUE		4,008
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,377
SOH/AGL Deduction		0
ASSESSED VALUE		274,377
TOTAL EXEMPTION VALUE	HX HB SX VP	152,818
BASE TAXABLE VALUE		121,559
TOTAL JUST VALUE		274,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20381	SFR	368	02/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/1862	3/03/2025	WD	Q	I	01	310,000
GRANTOR: PETERSON HOWARD O JR						
GRANTEE: LLOYD MICHAEL DAVID						
1529/993	12/11/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (STERN						
GRANTEE: PETERSON HOWARD O J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W19 S12 E19 N12$ S12 W19 N3 W33 S12 FGR= S23 E21 N20 W10 N3 W11 $ E11 S3 E10 S20 E12 FOP= S5 E8 N5 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E13 N2 E15 N42$.

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	2,004.00	UT	2.00	2.00	100	2003	2003	3	100	4,008	

LAND DESCRIPTION

TOTAL OB/XF 4,008

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							

REVIEW DATE 04/10/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS