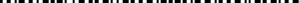
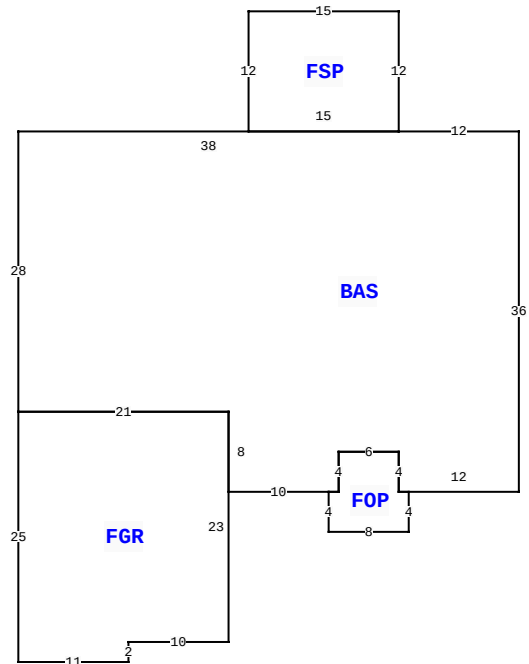


VINCENT BILLIE L
287 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	19	COMMON BRK 100								0100	01	1,975	114.7410	128.51	253,807	2005	2005		0	0	0	20.00	80.00																
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 0% - 2025										Heated Area: 1608										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	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																																					
Architectural	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	1,608	100		1,608	165,315																																		
FGR	505	55		278	28,581																																		
FOP	56	30		17	1,748																																		
FSP	180	40		72	7,402																																		
TOTALS		2,349				1,975		203,046																															
EXTRA FEATURES										287 SW PHILLIPS CIR, LAKE CITY																													
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	0166	CONC, PAVMT	0	0	0	0	1,064.00	UT	2.50	2.50	100	2005	2005	3	100	2,660																							
LAND DESCRIPTION										TOTAL OB/XF										2,660																			
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 04/01/2025 BY TP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS																																							