

LOT 9 TURKEY RUN S/D.

SKINNER THOMAS W JR/SKINNER CARRIE L SAPP
291 SW PHILLIPS CIR
LAKE CITY, FL 32024-3712

2026

03-4S-16-02739-209

WD 1008-1996, WD 1008-1998,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	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	02	02 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06

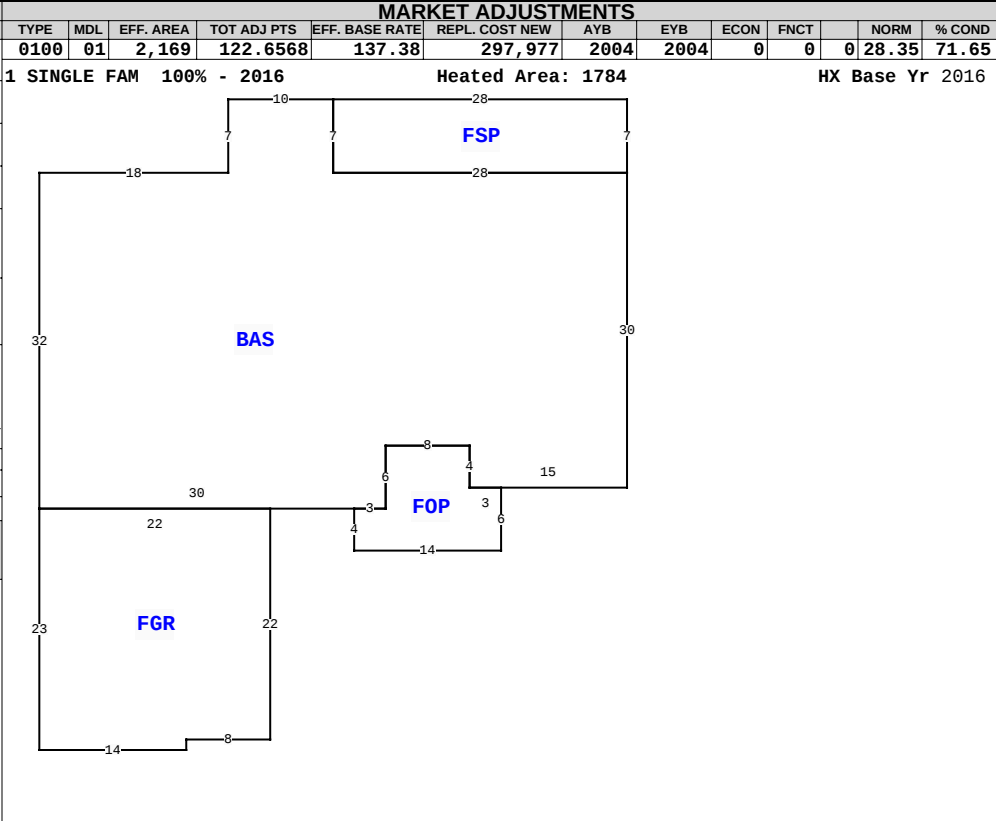
NEIGHBORHOOD/LOC		3416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,784	100	
FGR	498	55	
FOP	110	30	
FSP	196	40	

TOTALS	2,588		2,169	213,501
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	1,833.00	2.00
2	0280	POOL R/CON	0	100	0	0	0	361.00	70.00
3	0282	POOL ENCL	0	100	29	38	0	1,102.00	15.00
4	0060	CARPORT F	0	100	24	34	0	1.00	5,712.00
5	0166	CONC, PAVMT	0	100	0	0	0	1.00	910.00

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

REVIEW DATE	09/22/2023	BY	KS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	100	0	0	0	1,833.00	2.00	100	2004	2004	3	100	3,666	
2	0280	POOL R/CON	0	100	0	0	0	361.00	70.00	100	2005	2005	3	47	11,877	
3	0282	POOL ENCL	0	100	29	38	0	1,102.00	15.00	100	2005	2005	3	40	6,612	
4	0060	CARPORT F	0	100	24	34	0	1.00	5,712.00	100	2024	2023		100	5,712	
5	0166	CONC, PAVMT	0	100	0	0	0	1.00	910.00	100	2024	2023		100	910	

TOTAL OB/XF											28,777		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00		

Total Acres:	0.50	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										213,501									
TOTAL MARKET OB/XF VALUE										28,777									
TOTAL LAND VALUE - MARKET										35,000									
TOTAL MARKET VALUE										277,278									
SOH/AGL Deduction										94,323									
ASSESSED VALUE										182,955									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										132,233									
TOTAL JUST VALUE										277,278									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										282,311									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22495	POOL	205	11/12/2004
21108	SFR	319	08/25/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1305/0943	11/30/2015	WD	Q	I	01	200,000	
GRANTOR: PAUL SCOTT & JESSIE							
GRANTEE: THOMAS W JR & CARRI							
1185/0839	12/03/2009	WD	Q	I	01	200,000	
GRANTOR: CYNTHIA D FETHEROL							
GRANTEE: PAUL & JESSIE GERHA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W10 S7 W18 S32 FGR= S23 E14 N1 E8 N22 W22\$ E30 FOP= S4 E14 N6 W3 N4 W8 S6 W3\$ E3 N6 E8 S4 E15 N30 FSP= N7 W28 S7 E28\$ W28 N7\$.									