

LOTS 10 & 11 TURKEY RUN S/D.
ORB 984-519, 1040-2085,

HENDON OTIS JR/HENDON LARETHA
297 SW PHILLIP CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-210



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	08	SHT VINYL 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	1,813	100		1,813	179,737
FGR	462	55		254	25,181
FOP	50	30		15	1,487
FSP	267	40		107	10,608
TOTALS	2,592			2,189	217,013

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,189	113.4840	127.10	278,222	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2004 Heated Area: 1813 HX Base Yr 2004											
297 SW PHILLIPS CIR, LAKE CITY											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/03/2025
						INC DATE				AG DATE	MLU

TOTALS		2,592				2,189		217,013		297 SW PHILLIPS CIR, LAKE CITY					XF DATE				LAND DATE		04/03/2025		MLU	
															INC DATE				AG DATE					
L	OB/			BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT		ORIG	YEAR	YEAR	Q	%	OB/				
N	XF												PRICE		COND	ON	ACTUAL		COND	XF	MKT			
	CODE	DESCRIPTION																		VALUE	NOTES			
1	0166	CONC, PAVMT		0	100	0	0	1,473.00		UT	2.00		2.00		100	2003	2003	3	100	2,946				
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