LOT 12 TURKEY RUN S/D.
1005-707, WD 1035-2841,WD 1065
-1193, WD 1221-2539, WD 1298-

KREUSER JAMES PETER
339 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-212

BUILDING CHARACTERISTICS

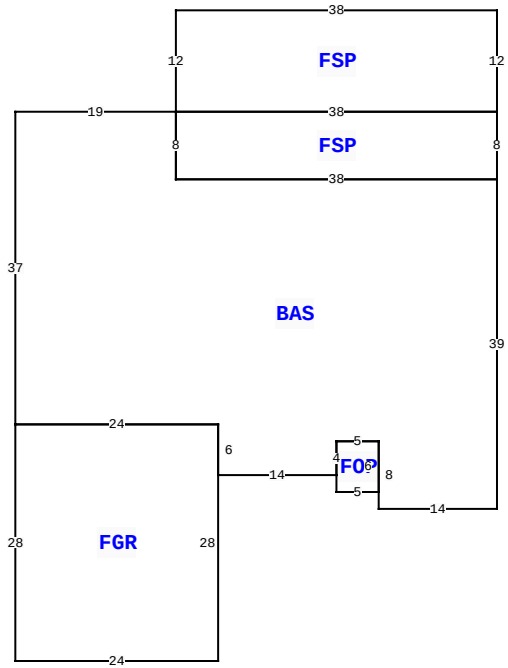
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,039	100		2,039	209,120
FGR	672	55		370	37,947
FOP	30	30		9	923
FSP	304	40		122	12,512
FSP	456	40		182	18,666
TOTALS	3,501			2,722	279,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	114.4640	128.20	348,960	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2021 Heated Area: 2039 HX Base Yr



339 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	279,168
TOTAL MARKET OB/XF VALUE	5,498
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	319,666
SOH/AGL Deduction	0
ASSESSED VALUE	319,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,666
TOTAL JUST VALUE	319,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048336	Roof Replacement	24,725	10/04/2023
22886	SFR	609	03/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2528	9/22/2020	WD	Q	I	01	245,500
GRANTOR: JOHN & SHARON O'HARE						
GRANTEE: JAMES PETER KREUSER						
1360/1181	5/18/2018	WD	Q	I	01	211,000
GRANTOR: BRIAN J MILLER & KIMB						
GRANTEE: JOHN & SHARON O'HAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S37 FGR= S28 E24 N28 W24$ E24 S6 E14 FOP= S2 E5 N6 W5 S4$ N4 E5 S8 E14 N39 FSP= N8 FSP= N12 W38 S12 E38$ W38 S8 E38$ W38 N8$.

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	0	0	0	1,399.00	UT	2.50	2.50	100	2005	2005	3	100	3,498	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,498

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	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 01/04/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS