

LOT 15 TURKEY RUN S/D.
1005-707, WD 1017-2132, WD 1031-

SKINNER JAMES H JR/SKINNER SANDRA Y
397 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-215



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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
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NEIGHBORHOOD/LOC	3416.00	1.00/
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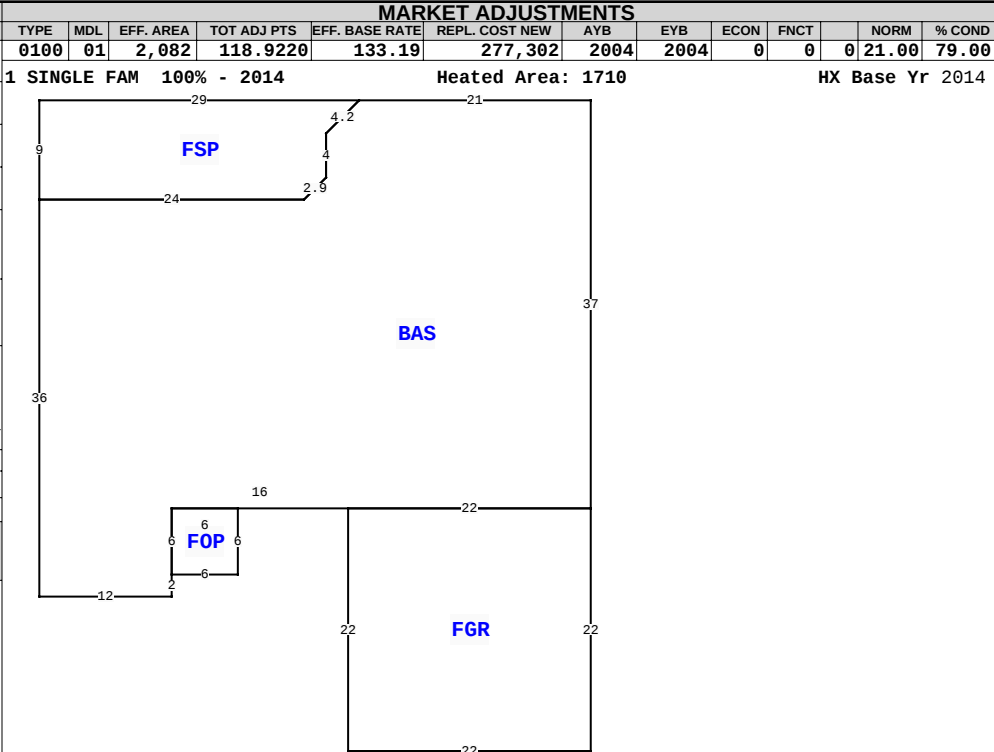
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	179,926
FGR	484	55		266	27,989
FOP	36	30		11	1,157
FSP	237	40		95	9,996

TOTALS	2,467			2,082	219,069
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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			
2	0166	CONC, PAVMT	0	100	0	0			
3	0031	BARN, MT AE	0	100	18	25			
4	0251	LEAN TO W/	0	100	12	25			

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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397 SW PHILLIPS CIR, LAKE CITY

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			2.00	100	2004	2004	3	100	1,984	
2	0166	CONC, PAVMT	0	100	0	0			0.00	100	2014	2014	3	100	1,800	
3	0031	BARN, MT AE	0	100	18	25			4,500.00	100	2021	2020		100	4,500	
4	0251	LEAN TO W/	0	100	12	25			1,000.00	100	2021	2020		100	1,000	

TOTAL OB/XF	9,284
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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
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

Total Acres:	0.50	Total Land Value:	35,000	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,069			
TOTAL MARKET OB/XF VALUE		9,284			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		263,353			
SOH/AGL Deduction		97,873			
ASSESSED VALUE		165,480			
TOTAL EXEMPTION VALUE		55,722		HX HB VX	
BASE TAXABLE VALUE		109,758			
TOTAL JUST VALUE		263,353			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		266,126			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047095	Roof Replacement	23,000	05/01/2023
22110	SFR	524	07/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/1470	10/16/2013	WD	U	I	18	135,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JAMES H JR & SANDRA						
1263/1469	9/04/2013	WD	U	I	18	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 FSP= W29 S9 E24 R2 U2 N4 R3 U3 \$ D3 L3 S4 D2 L2 W24 S36 E12 N2 FOP= E6 N6 W6 S6\$ N6 E16 FGR= S22 E22 N22 W22\$ E22 N37\$.									