

LOT 19 TURKEY RUN S/D.
1005-707, 1015-178, WD 1254-
2448,

RILEY JAMES JOSEPH/RILEY NORA S
455 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-219



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	12	HARDWOOD 60			
Interior Floo	15	HARDTILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	1,668	100		1,668	177,892
FGR	561	55		309	32,955
FOP	54	30		16	1,706
FOP	72	30		22	2,346
FSP	231	40		92	9,812
UDU	144	55		79	8,425
TOTALS	2,730			2,186	233,137

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,186	120.5400	135.00	295,110	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2015				Heated Area: 1668				HX Base Yr 2015			
6 12 12 6 12 6 12 6 OF UDU											
13 21 19 44 25 21 31 11 21 11 12 8 9 24 9 19 13 3 12 6 6 8 FSP BAS FGR FOP											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE		04/03/2025	
				INC DATE				AG DATE			
										MLU	

EXTRA FEATURES							455 SW PHILLIPS CIR, LAKE CITY				INC DATE				AG DATE			
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	1,144.00	UT	2.00	2.00	100	2004	2004	3	100	2,288		
2	0280	POOL R/CON	0	100	10	24	240.00	UT	70.00	70.00	100	2005	2005	3	47	7,896		
3	0282	POOL ENCL	0	100	27	34	918.00	UT	15.00	15.00	100	2005	2005	3	40	5,508		