

LOT 21 TURKEY RUN S/D.
972-1854, WD 1050-1982, WD 1252-

FRAZIER VIRGIL F/FRAZIER TERRY K
495 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

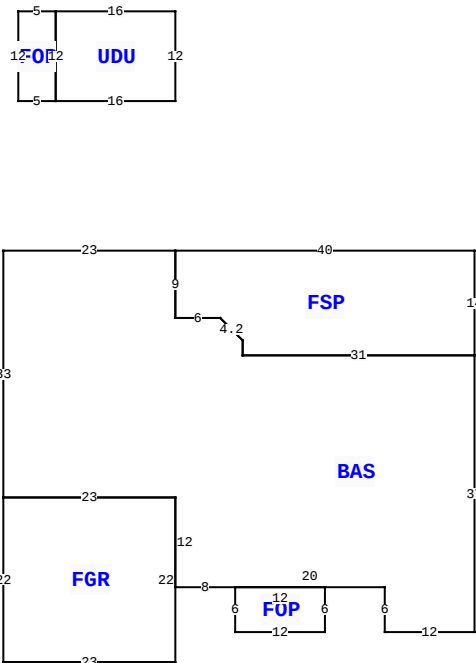
03-4S-16-02739-221

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
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 Units	05	CONV 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
BAS	2,112	100
FGR	506	55
FOP	60	30
FOP	72	30
FSP	520	40
UDU	192	55
TOTALS	3,462	2,744 292,269

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	1,048.00	UT 2.00		2.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,744	118.8740	133.14	365,336	2005	2005	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2112 HX Base Yr 2021												
												
495 SW PHILLIPS CIR, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												

TOTAL OB/XF 2,096												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			292,269
TOTAL MARKET OB/XF VALUE			2,096
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			329,365
SOH/AGL Deduction			81,318
ASSESSED VALUE			248,047
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			197,325
TOTAL JUST VALUE			329,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052142	Roof Replacement	20,911	01/27/2025
22305	SFR	626	09/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2104	12/21/2020	WD	Q	I	01	259,500
GRANTOR: CREEL JANET L						
GRANTEE: FRAZIER VIRGIL F						
1329/1195	1/20/2017	WD	Q	I	01	209,000
GRANTOR: STEVEN D & CINTHIA LI						
GRANTEE: JANET L CREEL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 S33 FGR= S22 E23 N22 W23\$ E23 S12 E8 FOP= S6 E12 N6 W12\$ E20 S6 E12 N37 FSP= N14 W40 S9 E6 D3 R3 S2 E31\$ W31 N2 L3 U3 W6 N9 \$ PTR= N20 UDU= N12 W16 FOP= W5 S12 E5 N12\$ S12 E16\$ S20\$.									