LOT 22 TURKEY RUN S/D.
972-1854, WD 1019-2592,

BUTLER WILLIS J
P O BOX 3416
LAKE CITY, FL 32056-3416

2026

03-4S-16-02739-222

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	12	HARDWOOD 20
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
Quality	05	05

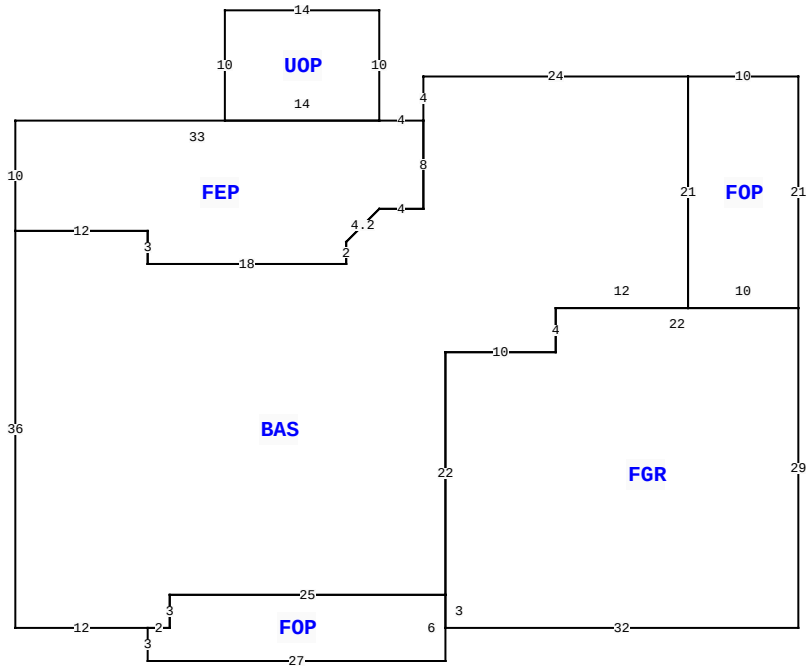
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100		1,815	192,765
FEP	415	80		332	35,261
FGR	888	55		488	51,829
FOP	156	30		47	4,991
FOP	210	30		63	6,691
UOP	140	20		28	2,974
TOTALS	3,624			2,773	294,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	115.6400	129.52	359,159	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1815 HX Base Yr 2008



513 SW PHILLIPS CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		294,510
TOTAL MARKET OB/XF VALUE		8,005
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		332,265
SOH/AGL Deduction		124,852
ASSESSED VALUE		207,413
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		151,691
TOTAL JUST VALUE		332,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25018	SFR	589	09/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1019/2592	6/28/2004	WD	Q	V		22,500
GRANTOR: JERRY WOOD						
GRANTEE: WILLIS J & KATHRYN						
0972/1854	1/22/2003	WD	Q	V	02	155,000
GRANTOR: PHILLIPS						
GRANTEE: WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S4 FEP= W4 UOP= N10 W14 S10 E14$ W33 S10 E12 S3 E18 N2 U3 R3 E4 N8$ S8 W4 L3 D3 S2 W18 N3 W12 S36 E12 FOP= S3 E27 N6 W25 S3 W2$ E2 N3 E25 FGR= S3 E32 N29 W22 S4 W10 S22$ N22 E10 N4 E12 FOP= E10 N21 W10 S21$ N21$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	160.00	UT	10.00	10.00	100	2007	2007	3	100	1,600	
3	0166	CONC,PAVMT	0	100	0	0	1,762.00	UT	2.50	2.50	100	2007	2007	3	100	4,405	

LAND DESCRIPTION

TOTAL OB/XF 8,005

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.97 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2025 BY SYS