

LOT 1 TURKEY RUN ADDITION, REPLA
& 26 TURKEY RUN S/D.

TURNER CORINA/TURNER CLAY W
565 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-225



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	15	HARDTILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	3416.70	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	212,733
FGR	484	55		266	29,289
FOP	91	30		27	2,973
FSP	176	40		70	7,708
TOTALS	2,683			2,295	252,703

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,295	124.4430	139.38	319,877	2004	2004	0	0	0 21.00	79.00
1 SINGLE FAM 100% - 2025											
Heated Area: 1932											
HX Base Yr 2025											
The floor plan diagram illustrates the layout of a single-family home with a total heated area of 1932 square feet. The plan includes four main areas: FSP (Front Side Porch), BAS (Bathroom), FOP (Front Open Porch), and FGR (Front Garden Room). The dimensions for each area are as follows: FSP (7' x 22'), BAS (24' x 26'), FOP (5' x 4'), and FGR (22' x 22'). The plan also shows various connecting paths and walls with dimensions: 47' for the main entrance path, 8' for the porch walls, 22' for the porch walls, 24' for the bathroom walls, 26' for the bathroom walls, 2.9' for the bathroom walls, 5' for the front open porch walls, 4' for the front open porch walls, 10' for the front open porch walls, 4.2' for the front open porch walls, 9' for the front open porch walls, 3' for the front open porch walls, 17' for the front open porch walls, 14' for the front open porch walls, 3' for the front open porch walls, 12' for the front garden room walls, 22' for the front garden room walls, 2.9' for the front garden room walls, and 22' for the front garden room walls.											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/03/2025
						INC DATE				AG DATE	
										04/03/2025	

EXTRA FEATURES						565 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	1,146.00	UT	2.00	2.00	100	2004	2004	3	100	2,292	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	