LOT 33 TURKEY RUN S/D.
WD 1005-652, WD 1016-2468,
DC 1266-2452,CT 1279-1057,1058

BERRYHILL SARA JENE
156 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-233

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

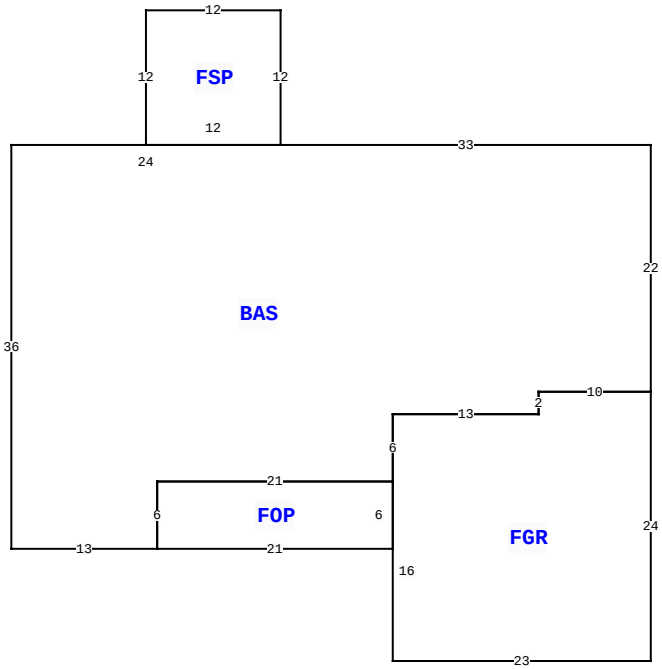
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,630	100		1,630	171,342
FGR	526	55		289	30,379
FOP	126	30		38	3,994
FSP	144	40		58	6,096
TOTALS	2,426			2,015	211,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	118.8000	133.06	268,116	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2016 Heated Area: 1630 HX Base Yr 2016



156 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		211,812
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		250,306
SOH/AGL Deduction		92,554
ASSESSED VALUE		157,752
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,030
TOTAL JUST VALUE		250,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21375	SFR	453	12/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/2601	5/28/2015	WD	U	I	12	137,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SARA JENE BERRYHILL						
1279/2475	7/16/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MORRE						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FSP= N12 W12 S12 E12$ W24 S36 E13 FOP= E21 N6 W21 S6$ N6 E21 FGR= S16 E23 N24 W10 S2 W13 S6$ N6 E13 N2 E10 N22$.

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	0166	CONC,PAVMT	0	100	0	0	1,018.00	UT	2.00	2.00	100	2004	2004	3	100	2,036	
2	0169	FENCE/WOOD	0	100	0	0	144.00	UT	13.50	13.50	75	2007	2007	3	75	1,458	

LAND DESCRIPTION

TOTAL OB/XF 3,494

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS