

LOT 35 TURKEY RUN S/D.
1008-1565, FJ 1018-647, WD 1123-

POST MICHAEL CHRISTOPHER/POST ANNE MARIE
196 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-235



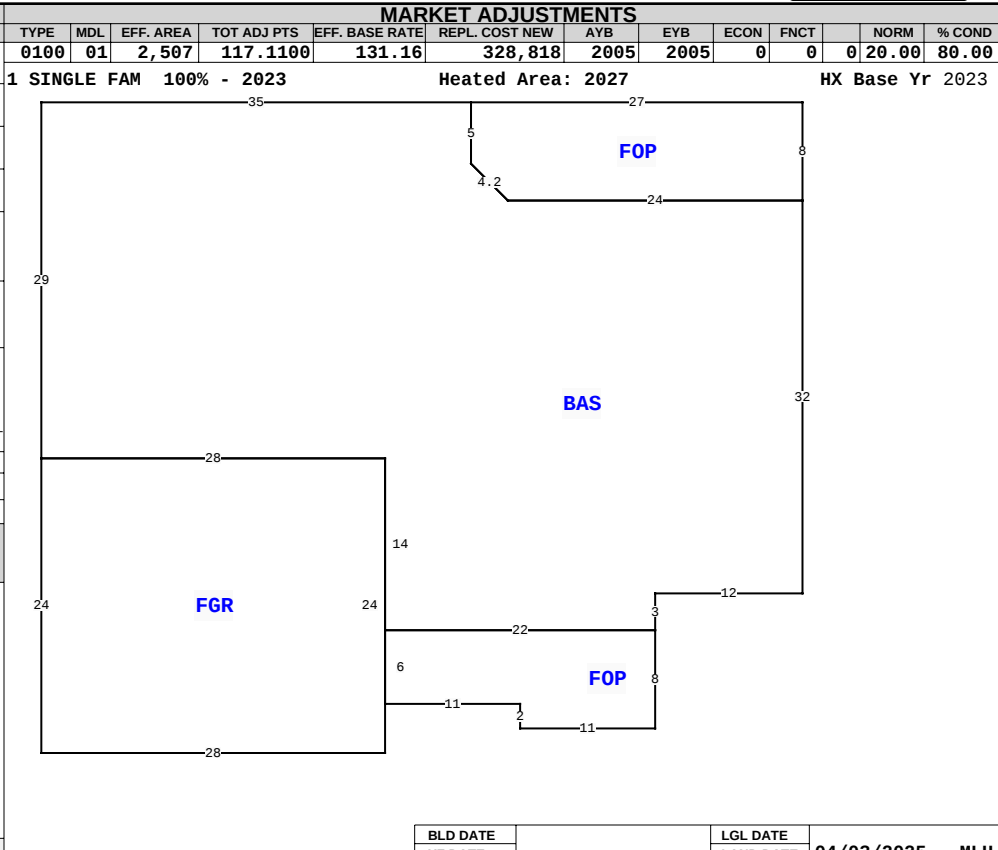
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100		2,027	212,689
FGR	672	55		370	38,823
FOP	154	30		46	4,826
FOP	212	30		64	6,715
TOTALS	3,065			2,507	263,054

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,268.00	UT	2.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

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



TOTAL OB/XF									
5,636									

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5,636									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		263,054	
TOTAL MARKET OB/XF VALUE		5,636	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		303,690	
SOH/AGL Deduction		11,581	
ASSESSED VALUE		292,109	
TOTAL EXEMPTION VALUE		HX HB 13 292,109	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		303,690	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,979	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054165	Roof Replacement	36,762	09/29/2025
22187	SFR	605	08/12/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1469/1061	6/21/2022	QC	U	I	11
GRANTOR: POST COURTNEY ANNE					
GRANTEE: POST MICHAEL CHRIST					
1413/0478	6/05/2020	WD	Q	I	01
GRANTOR: MICHAEL S & ROXI M JO					
GRANTEE: COURTNEY ANNE POST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W35 S29 FGR= S24 E28 N24 W28\$ E28 S14 FOP= S6 E11 S2 E11 N8 W22\$ E22 N3 E12 N32 FOP= N8 W27 S5 D3 R3 E24\$ W24 L3 U3 N5\$.									