

LOT 39 TURKEY RUN S/D.
 WD 1019-1458, WD 1034-1952.
 WD 1066-1920.

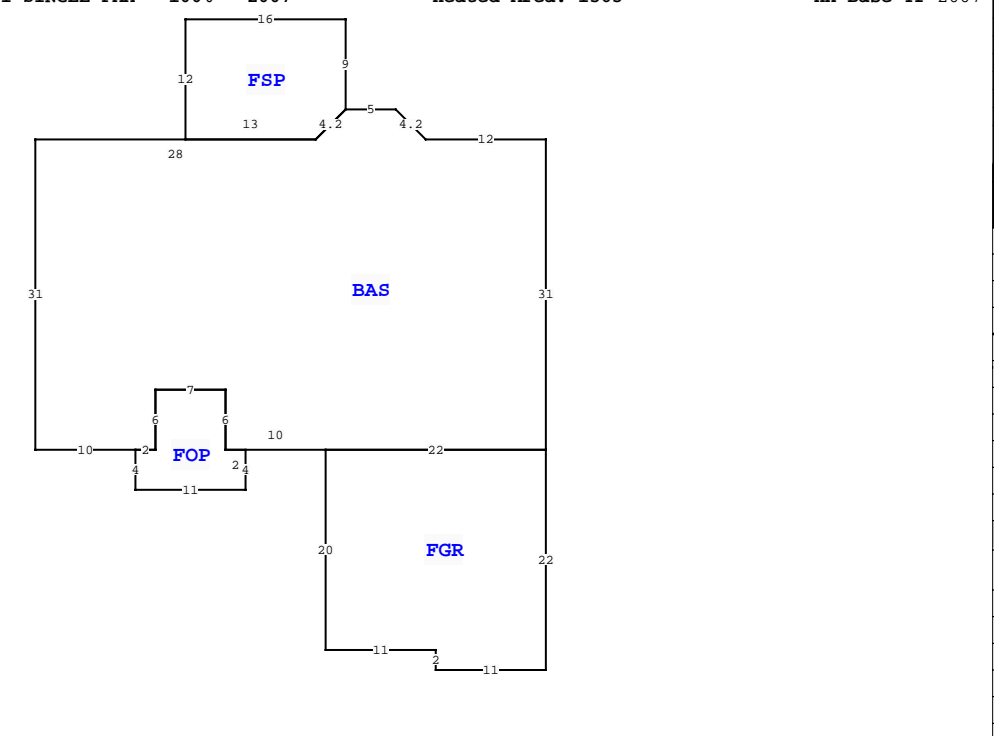
MCNAULL BEVERLY H TRUSTEE
 604 SW PHILLIPS CIR
 LAKE CITY, FL 32024

2025

03-4S-16-02739-239

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,918	114.6420	123.81	237,468	2006	2006	0	0	18.00	82.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE	
05 05		0100 SINGLE FAMILY		06		3416.00 1.00/		BAS		1,563		100				1,563		158,682	
						FGR		462		55						254		25,787	
						FOP		86		30						26		2,640	
						FSP		188		40						75		7,615	
TOTALS								2,299								1,918		194,724	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			194,724	
TOTAL MARKET OB/XF VALUE			8,751	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			238,475	
SOH/AGL Deduction			86,944	
ASSESSED VALUE			151,531	
TOTAL EXEMPTION VALUE			105,722	
BASE TAXABLE VALUE			45,809	
TOTAL JUST VALUE			238,475	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			230,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044988	Solar Power Syste	12,358	07/18/2022
000044589	Roof Replacement	17,941	06/02/2022
24111	SFR	523	02/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1920	11/30/2005	WD	Q	V		49,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: BEVERLY MCNAULL						
1034/1952	1/03/2005	WD	Q	V	01	48,000
GRANTOR: STEPHEN CRAWFORD						
GRANTEE: STANLEY CRAWFORD CO						

EXTRA FEATURES														BLD DATE		LGL DATE		LAND 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	0120	CLFENCE 4	0	100	0	0	296.00	UT	6.00	6.00	100	2006	2006	3	100	1,776					
2	0166	CONC, PAVMT	0	100	0	0	1,638.00	UT	2.50	2.50	100	2006	2006	3	100	4,095					
3	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880					
TOTAL OB/XF																8,751					

BUILDING NOTES													
604 SW PHILLIPS CIR, LAKE CITY													
04/03/2025 MLU													

BUILDING DIMENSIONS													
BAS= W12 L3 U3 W5 FSP= N9 W16 S12 E13 R3 U3 \$ D3 L3 W28 S31 E10 FOP= S4 E11 N4 W2 N6 W7 S6 W2\$ E2 N6 E7 S6 E10 FGR= S20 E11 S2 E11 N22 W22\$ E22 N31\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							