LOT 42 TURKEY RUN S/D.
ORB WD 1000-2439,

BEAVENS DANNY M/BEAVENS SHERYL
526 SW PHILLIPS CIRCLE
LAKE CITY, FL 32024

2026

03-4S-16-02739-242

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

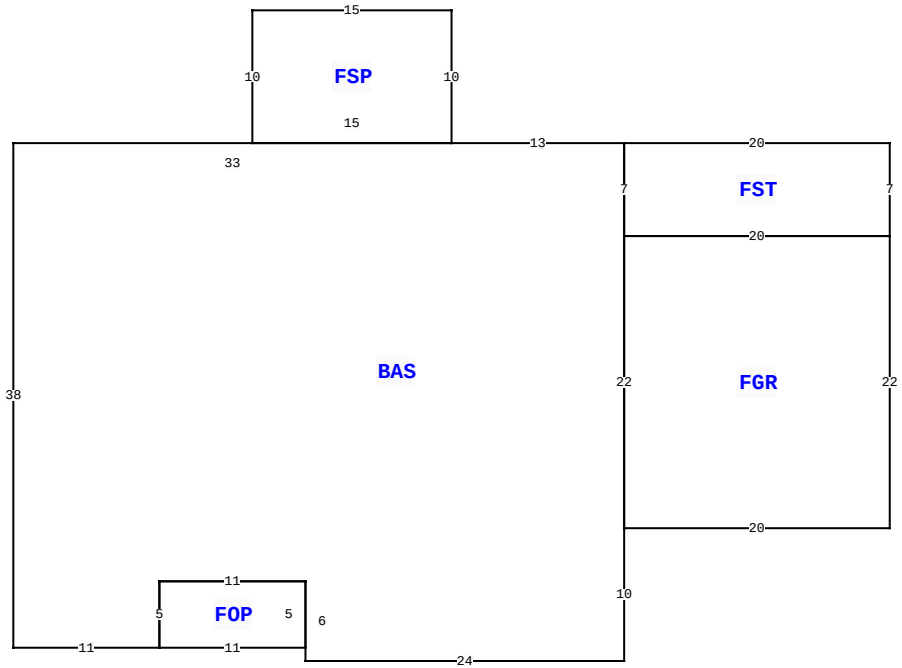
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,717	100		1,717	175,189
FGR	440	55		242	24,692
FOP	55	30		16	1,633
FSP	150	40		60	6,122
FST	140	55		77	7,857
TOTALS	2,502			2,112	215,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,112	113.8780	127.54	269,364	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1717 HX Base Yr 2006



526 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		215,491
TOTAL MARKET OB/XF VALUE		8,620
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,111
SOH/AGL Deduction		94,438
ASSESSED VALUE		164,673
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		108,951
TOTAL JUST VALUE		259,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23075	SFR	519	04/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/0398	10/20/2005	WD	Q	I		193,400
GRANTOR: BROWN						
GRANTEE: DANNY AND SHERYL BE						
1034/1575	12/30/2004	WD	Q	V		22,500
GRANTOR: JERRY T WOOD & JULIAN						
GRANTEE: TERRY SCOTT BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N10 W15 S10 E15$ W33 S38 E11 FOP= E11 N5 W11 S5$ N5 E11 S6 E24 N10 FGR= E20 N22 W20 S22$ N22 FST= E20 N7 W20 S7$ N7$.

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	0260	PAVEMENT-A	0	100	0	0	2,571.00	UT	1.50	1.50	100	2005	2005	3	100	3,857	
2	0166	CONC,PAVMT	0	100	0	0	425.00	UT	2.50	2.50	100	2005	2005	3	100	1,063	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 8,620

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS