



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	12	HARDWOOD 90
Interior Floo	15	HARDTILE 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
BAS	1,629	100
FGR	528	55
FOP	84	30
FSP	236	40
TOTALS	2,477	
TOTALS	2,038	215,213

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,038	117.8550	132.00	269,016	2005	2005	0	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2018 Heated Area: 1629 HX Base Yr 2018													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
484 SW PHILLIPS CIR, LAKE CITY										04/03/2025	MLU		

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	100	0	0			2.00	100	2005	2005	3
2	0120	CLFENCE 4	0	100	0	0			0.00	100	2017	2017	3
3	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3
4	0070	CARPORT UF	0	100	0	0			2,000.00	100	2024	2023	100
TOTAL OB/XF 7,330													

LAND DESCRIPTION													
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
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 35,000.00													
ADJ UNIT PRICE 35,000.00													
LAND VALUE 35,000													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	215,213		
TOTAL MARKET OB/XF VALUE	7,330		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	257,543		
SOH/AGL Deduction	91,467		
ASSESSED VALUE	166,076		
TOTAL EXEMPTION VALUE	HX HB 13 166,076		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	257,543		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	260,233		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046579	Solar Power Syste	60,640	02/23/2023
000043562	Roof Replacement	15,171	01/20/2022
23074	SFR	514	04/27/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1508/624	2/14/2024	LE	U	I	14	100	
GRANTOR: STEICHEN ALDEAN							
GRANTEE: STEICHEN ALDEAN (EN							
1335/1054	4/21/2017	WD	Q	I	01	169,900	
GRANTOR: BRIDGITT BEASLEY							
GRANTEE: ALDEAN & LINDA STEI							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W31 S27 FGR= S22 E24 N22 W24\$ E24 S12 E11 FOP= E14 N6 W14 S6\$ N6 E14 S5 E12 N28 W13 FSP= N10 W17 S10 D6 R6 E5 R6 U6 \$ D6 L6 W5 L6 U6 N10\$.													