LOT 45 TURKEY RUN S/D.
WD 992-1577, WD 1013-2019.

DANIELS TOMMY R/DANIELS CYNTHIA L
398 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-245

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

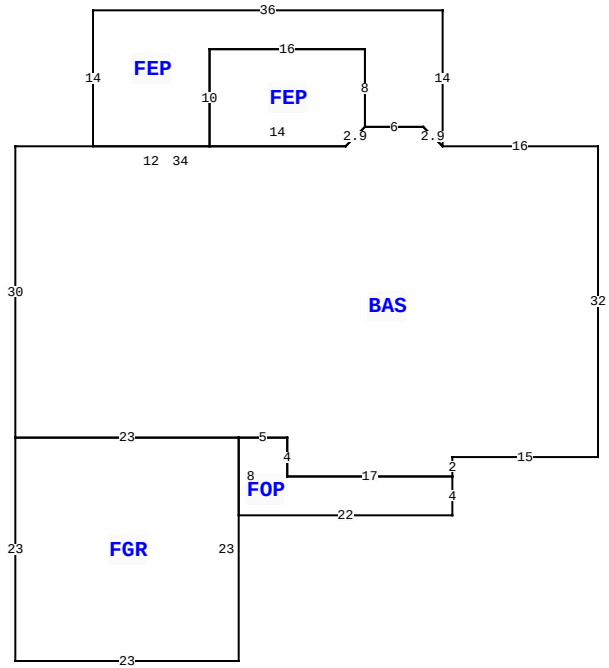
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	192,840
FEP	158	80		126	12,695
FEP	330	80		264	26,599
FGR	529	55		291	29,319
FOP	108	30		32	3,224
TOTALS	3,039			2,627	264,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,627	115.3330	129.17	339,330	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2005 Heated Area: 1914 HX Base Yr 2005



398 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		264,677
TOTAL MARKET OB/XF VALUE		15,140
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,817
SOH/AGL Deduction		104,750
ASSESSED VALUE		210,067
TOTAL EXEMPTION VALUE	HX HB DV 13	210,067
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046228	Roof Replacement	26,300	01/10/2023
21057	SFR	334	09/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2019	4/22/2004	WD	Q	I		159,500
GRANTOR: EUGENE THOMAS BUILDER						
GRANTEE: TOMMY R & CYNTHIA D						
0992/1577	8/21/2003	WD	Q	V		18,500
GRANTOR: EVERETT A & KATHY J P						
GRANTEE: EUGENE THOMAS BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N14 W36 S14 E12 N10 E16 S8 E6 D2 R2 $ L2 U2 W6 FEP= N8 W16 S10 E14 R2 U2 $ D2 L2 W34 S30 FGR= S23 E23 N23 W23$ E23 FOP= S8 E22 N4 W17 N4 W5$ E5 S4 E17 N2E15 N32$.

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	1,326.00	UT	2.00	2.00	100	2003	2003	3	100	2,652	
2	0294	SHED WOOD/	0	100	14	28	392.00	UT	14.00	14.00	100	2007	2007	3	100	5,488	
3	0120	CLFENCE 4	0	100	0	0	320.00	UT	7.50	7.50	50	2007	2007	3	50	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 15,140

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 02/23/2023 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS