LOT 47 TURKEY RUN S/D.
WD 1004-1341, WD 1040-915,
(DC PATSY J GAYLORD 1202-1388)

TORIANI CAROL
360 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-247

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

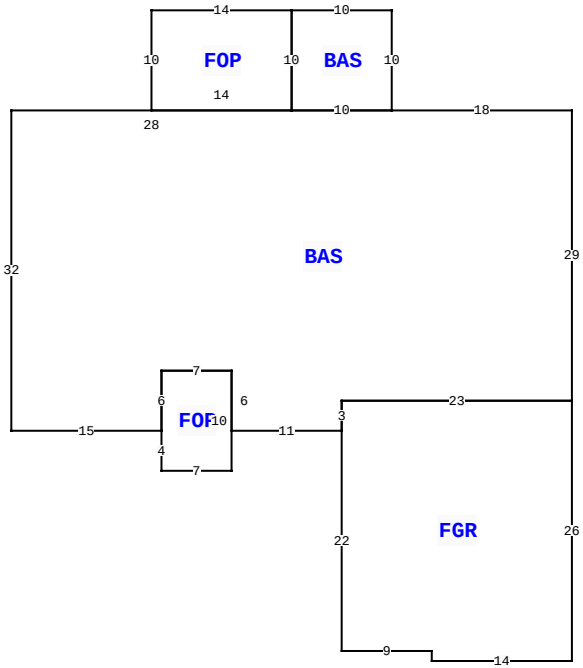
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	100	100		100	9,540
BAS	1,681	100		1,681	160,374
FGR	589	55		324	30,911
FOP	70	30		21	2,003
FOP	140	30		42	4,007
TOTALS	2,580			2,168	206,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	116.6910	130.69	283,336	2005	2005	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2019 Heated Area: 1781 HX Base Yr 2019



360 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		206,835
TOTAL MARKET OB/XF VALUE		6,350
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		248,185
SOH/AGL Deduction		73,601
ASSESSED VALUE		174,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,862
TOTAL JUST VALUE		248,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047247	Roof Replacement	19,342	05/16/2023
23023	SFR	550	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/2113	7/02/2018	WD	Q	I	01	165,000
GRANTOR: ALISHA M PHILLIPS COL						
GRANTEE: CAROL TORIANI						
1202/1389	9/30/2010	WD	U	I	40	152,500
GRANTOR: LOYD E GAYLORD						
GRANTEE: ALISHA M PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N10 W10 S10 E10$ W10 FOP= N10 W14 S10 E14$ W28 S32 E15 FOP= S4 E7 N10 W7 S6$ N6 E7 S6 E11 FGR= S22 E9 S1 E14 N26 W23 S3$ N3 E23 N29$.

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	1,980.00	UT	2.50	2.50	100	2005	2005	3	100	4,950	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,350

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS