LOT 48 TURKEY RUN S/D.
WD 1004-1341, WD 1114-2179

KUBINA ROBERT G/KUBINA DIANNE L
334 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-248

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

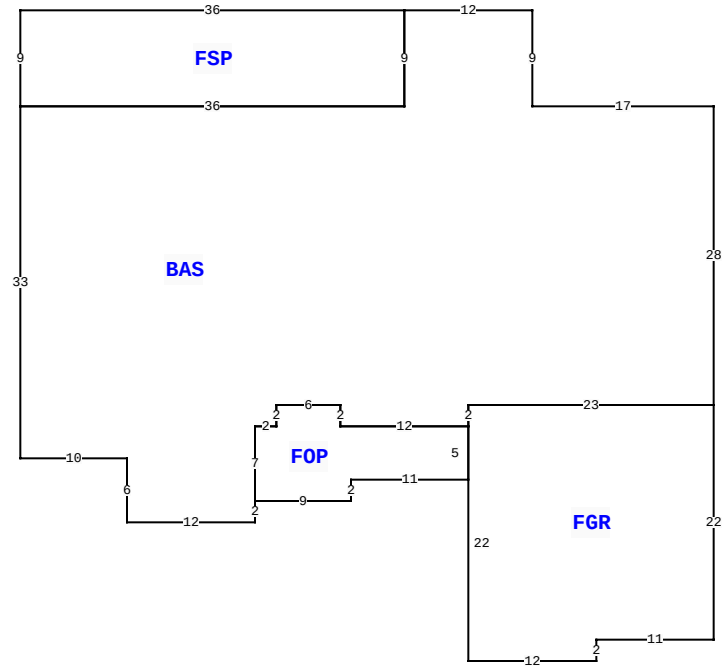
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	2,138	100		2,138	215,935
FGR	530	55		292	29,491
FOP	130	30		39	3,939
FSP	324	40		130	13,130
TOTALS	3,122			2,599	262,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	111.3280	124.69	324,069	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 2138 HX Base Yr 2008



334 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		262,496
TOTAL MARKET OB/XF VALUE		8,815
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		306,311
SOH/AGL Deduction		186,713
ASSESSED VALUE		119,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,876
TOTAL JUST VALUE		306,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051702	Roof Replacement	4,000	12/04/2024
000051705	Roof Replacement	3,000	12/04/2024
23983	SFR	655	12/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1114/2179	3/16/2007	WD	Q	I		275,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: ROBERT & DIANNE KUB						
1004/1341	1/12/2004	WD	U	V	08	77,500
GRANTOR: EVERETT A & KATHY J P						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N9 W12 FSP= W36 S9 E36 N9$ S9 W36 S33 E10 S6 E12 N2 FOP= E9 N2 E11 N5 W12 N2 W6 S2 W2 S7$ N7 E2 N2 E6 S2 E12 FGR= S22 E12 N2 E11 N22 W23 S2$ N2 E23 N28$.

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	1,926.00	UT	2.50	2.50	100	2006	2006	3	100	4,815	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	100	2007	2007	3	100	3,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,815

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 01/02/2025 BY JS Total Acres: 0.64 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS