

LOT 43 RESERVE AT JEWEL LAKE PHA
WD 1363-1521, WD 1364-1389, WD 1

PHIPPS HAROLD WARREN/PHIPPS JULIA
161 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-143

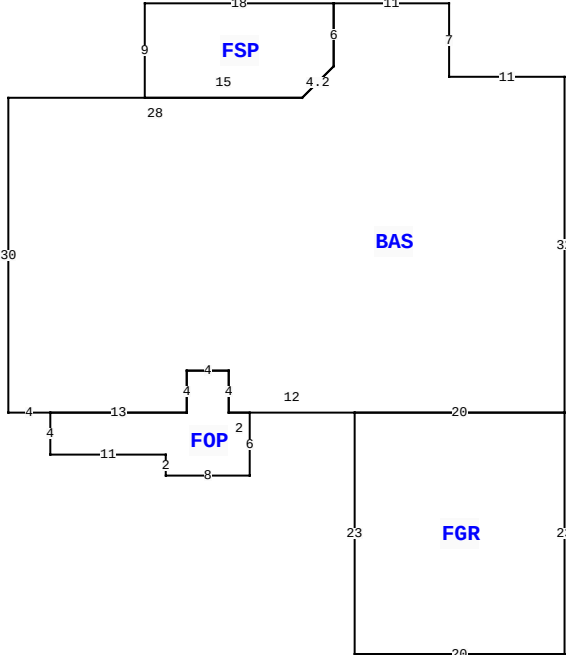


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100

Quality		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		33316.030		1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100		1,700	234,462
FGR	460	55		253	34,894
FOP	108	30		32	4,414
FSP	158	40		63	8,689
TOTALS	2,426			2,048	282,458

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	732.00	UT	2.48
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,048	120.3741	148.30	303,718	2018	2018	0	0
1 SINGLE FAM 0% - 2025 Heated Area: 1700 HX Base Yr									
									
TOTALS	2,426		2,048	282,458					

161 SW OLD CYPRESS WAY, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/24/2023 MLU				

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					282,458				
TOTAL MARKET OB/XF VALUE					7,422				
TOTAL LAND VALUE - MARKET					26,400				
TOTAL MARKET VALUE					316,280				
SOH/AGL Deduction					0				
ASSESSED VALUE					316,280				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					316,280				
TOTAL JUST VALUE					316,280				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					319,647				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054024	Screen Enclosure	25,519	09/10/2025
36349	SFR	823	02/21/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1518/1332	7/02/2024	WD	Q	I	01	378,000	
GRANTOR: O'MALLEY EVELYN L							
GRANTEE: PHIPPS HAROLD WARRE							
1364/1389	7/12/2018	WD	Q	I	01	210,500	
GRANTOR: SORENSEN & SMITH LLC							
GRANTEE: EVELYN L O'MALLEY							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W11 N7 W11 S6 D3L3 W28 S30 E4 E13 N4 E4 S4 E12 E20 N32 \$									
FGR=[ORIG=-20,32] S23 E20 N23 W20 \$									
FSP=[ORIG=-22,-7] W18 S9 E15 U3R3 N6 \$									
FOP=[ORIG=-49,32] S4 E11 S2 E8 N6 W2 N4 W4 S4 W13 \$									

TOTAL OB/XF									
7,422									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00