

LOT 1 BLK E MARION PLACE S/D PHA
WD 1026-59, DC 1350-2540, LE 135

PHILLIPS MARY C
1761 SW PALOMA CT
LAKE CITY, FL 32025

2026

05-4S-17-07610-451



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100		1,985	212,982
FGR	506	55		278	29,828
FOP	240	30		72	7,726
FSP	240	40		96	10,301
TOTALS	2,971			2,431	260,837

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0 100	0	0	436.00	UT	2.50	2.50
3	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			42.00	104.00	1.00

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100012,431119.7504134.12326,0462005200500020.0080.00

1 SINGLE FAM 100% - 2006Heated Area: 1985HX Base Yr 2006

37193241220202817823222330

BAS

FSP

FGR

FOP

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023MLU

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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		260,837	
TOTAL MARKET OB/XF VALUE		8,490	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		287,827	
SOH/AGL Deduction		91,241	
ASSESSED VALUE		196,586	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		140,864	
TOTAL JUST VALUE		287,827	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,387	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047662	Roof Replacement	15,000	07/13/2023
3066	SFR	530	10/15/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1354/1537	2/28/2018	LE	U	I	11
GRANTOR: MARY C PHILLIPS (ENH)					
GRANTEE: RICHARD ORIAN WELLS					
1026/0059	9/16/2004	WD	Q	I	
GRANTOR: COLUMBIA INVESTORS					
GRANTEE: PHILLIPS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W37 S32 E4 FSP= S20 E12 N20 W12\$ E12 S20 W14 S17 FGR= S22 E23 N22 W23\$ E23 FOP= S22 E8 N30 W8 S8\$ N8 E8 N28 E4 N11 W2 N3 E2 N19\$.									