COMM SW COR OF HOLLY HILL S/D, R
FOR POB, RUN S 9 DEG W 42.31 FT,
541.26 FT, N 9 DEG E 237.99 FT,

PHILLIPS CHRISTOPHER M
558 SW HIDEAWAY DR
LAKE CITY, FL 32025

2026

07-4S-17-08110-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

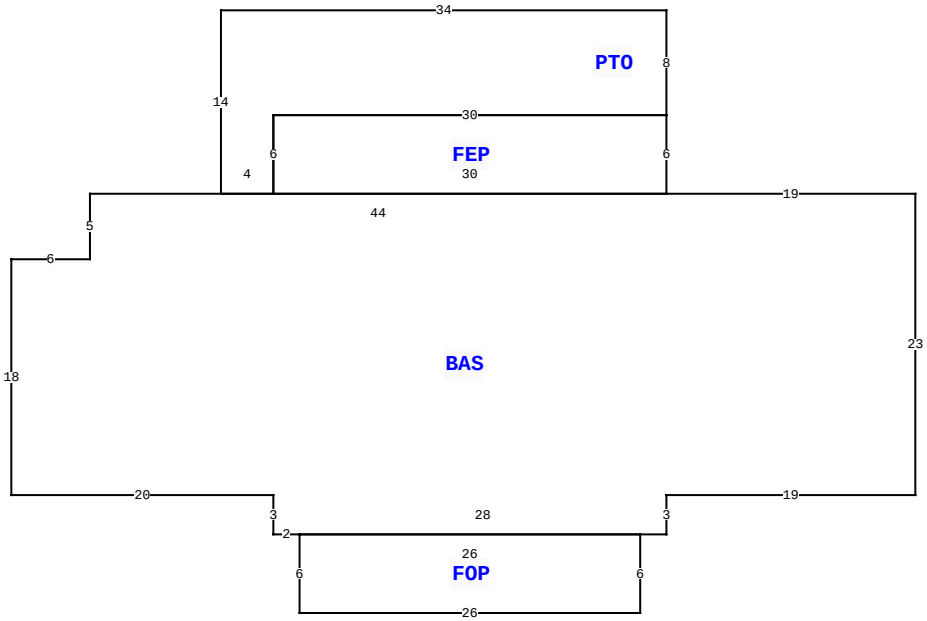
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100		1,647	129,098
FEP	180	80		144	11,287
FOP	156	30		47	3,684
PTO	296	5		15	1,176
TOTALS	2,279			1,853	145,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	107.6700	120.59	223,453	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1647 HX Base Yr 2014



558 SW HIDEAWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,244
TOTAL MARKET OB/XF VALUE		15,800
TOTAL LAND VALUE - MARKET		23,600
TOTAL MARKET VALUE		184,644
SOH/AGL Deduction		35,911
ASSESSED VALUE		148,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,011
TOTAL JUST VALUE		184,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,438

SALE:1:1: 1.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045215	Storage Building	12,000	08/17/2022
12184	SFR	250	02/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/0177	4/07/2020	QC	U	I	11	100
GRANTOR: CORA J PHILLIPS						
GRANTEE: CHRISTOPHER M PHILL						
1402/2387	8/28/2019	QC	U	I	11	100
GRANTOR: CHRISTOPHER M & CORA						
GRANTEE: CHRISTOPHER M PHILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= N6 PTO= N8 W34 S14 E4 N6 E30$ W30 S6 E30$W44 S5 W6 S18 E20 S3 E2 FOP= S6 E26 N6 W26$ E28 N3 E19 N23$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
5	0060	CARPORT F	0	100	40	40	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 15,800

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		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,160							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.93	AC		1.00	1.00	1.00	8,000.00	8,000.00	7,440							

REVIEW DATE 12/13/2022 BY JB Total Acres: 2.95 Total Land Value: 23,600 Market: 0 Agricultural: 0 Common: 23,600 PRINTED 11/17/2025 BY SYS