BEG INTERS N LINE OF SW1/4 OF NW OF PONCE DE LEON ST, RUN S 146 F FT, N 146 FT, E 175 FT TO POB.

PHILLIPS BARBARA ROBARTS/CASON TERRI PHILLIPS
104 SW PONCE DE LEON AVE
LAKE CITY, FL 32025

2025

08-4S-17-08161-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

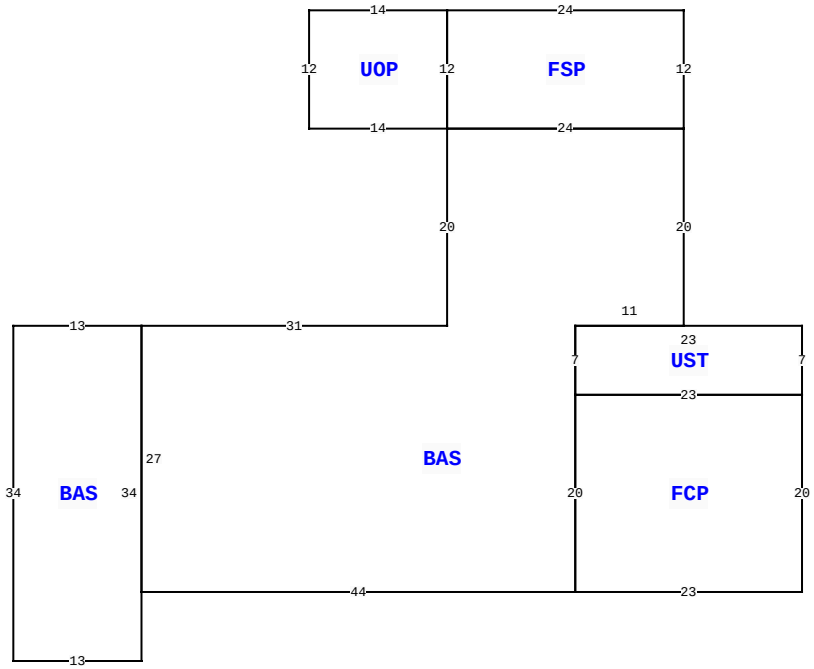
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100		442	32,111
BAS	1,668	100		1,668	121,181
FCP	460	25		115	8,355
FSP	288	40		115	8,355
UOP	168	20		34	2,470
UST	161	45		72	5,231
TOTALS	3,187			2,446	177,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,446	99.7920	111.77	273,389	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2110 HX Base Yr 2025



104 SW PONCE DE LEON AVE, 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		177,703
TOTAL MARKET OB/XF VALUE		2,796
TOTAL LAND VALUE - MARKET		5,200
TOTAL MARKET VALUE		185,699
SOH/AGL Deduction		88,820
ASSESSED VALUE		96,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,157
TOTAL JUST VALUE		185,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051373	Additions	26,000	11/04/2024
000049441	Remodel	35,000	03/18/2024
000044674	Roof Replacement	15,800	06/14/2022
12091	ADDN SFR	85	01/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2716	2/26/2024	QC	U	I	11	100
GRANTOR: PHILLIPS BARBARA A						
GRANTEE: PHILLIPS BARBARA RO						
1273/2563	4/29/2014	LE	U	I	14	100
GRANTOR: EMORY M PHILLIPS (LIF						
GRANTEE: BARBARA A PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= W13 S34E13 N34$ S27 E44 FCP= E23 N20 W23 S20$ N20 UST= E23 N7 W23 S7$ N7 E11 N20 FSP= N12 W24 S12 E24$ W24 UOP= N12 W14 S12 E14$ S20$.

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	24	36	864.00	UT	1.50	1.50	100	1997	1997	3	100	1,296	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1997	1997	3	50	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	700	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,796

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			0.00	0.00	100.00	FF		1.00	1.00	1.04	50.00	52.00	5,200							

REVIEW DATE 04/06/2017 BY DF Total Acres: 0.00 Total Land Value: 5,200 Market: 0 Agricultural: 0 Common: 5,200 PRINTED 08/11/2025 BY SYS