

PHILLIPS RALPH D/PHILLIPS ELAINE G
356 SW AIRPARK GLN
LAKE CITY, FL 32025

12-4S-16-02947-011

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

19COMMON BRK 70

31VINYL SID 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

06VINYL ASB 20

03CENTRAL 100

04AIR DUCTED 100

5100

2.5100

N/A 100

1.5100

05CONV 100

0100

01100

0101100

0505

0100SINGLE FAMILY

MKT AREA

06

12416.0301.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,8481002,848176,329

FGR7285540024,765

FHS1,5806094858,694

FOP6230191,176

HGR3,650451,642101,662

UAT1,572101579,721

UEP9806058836,405

UOP12202124

TOTALS11,4326,604408,876

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100016,60484.268894.38623,286199319930034.4065.60

CANNON CREEK AIRPORT

1 SINGLE FAM 100% - 0Heated Area: 4428HX Base Yr

HGR

UOP

FHS

UAT

UEP

FOP

FGR

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC, PAVMT010025501,250.00UT1.401.401000031001,750

20166CONC, PAVMT0100002,556.00UT1.401.401000031003,578

30296SHED METAL0100001.00UT0.000.001002019201931002,500

TOTALS7,828

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

19401CHANGER/SFR100RSF-10.000.002.00LT1.001.000.7527,000.0020,250.0040,500

20000CVAC RES1000.000.001.00LT1.001.000.7527,000.0020,250.0020,250

REVIEW DATE10/17/2023BYJBTotal Acres: 3.17Total Land Value: 60,750Market: 0Agricultural: 0Common: 60,750PRINTED 11/18/2025 BY SYS

COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE408,876

TOTAL MARKET OB/XF VALUE7,828

TOTAL LAND VALUE - MARKET60,750

TOTAL MARKET VALUE477,454

SOH/AGL Deduction131,519

ASSESSED VALUE345,935

TOTAL EXEMPTION VALUEHX HB DX55,722

BASE TAXABLE VALUE290,213

TOTAL JUST VALUE477,454

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE484,123

BLDG:1:1: LIVING IN AIR PLANE HANGAR

SALE:1:1: 2 PARCELS - LOTS 11 & 12 CANNON CREEK AI

PERMIT NUMDESCRIPTIONAMTISSUED

30833MAINT/ALTR5503/08/2013

6429SFR84,00009/28/1992

5359GARAGE24,00010/03/1991

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

1278/00387/17/2014WDUUV11100

GRANTOR: RALPH D & ELAINE G PH

GRANTEE: RALPH D & ELAINE G

1278/00377/17/2014WDQUV0322,000

GRANTOR: GARY L & SANDRA J PUT

GRANTEE: RALPH D & ELAINE G

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=-40,-40] N73 W50 S73 E10 E40 \$

BAS=[ORIG=0,0] W3 W75 S45 E28 N13 E13 E2 N2 E6 S2 E29 N32 \$

FHS=[ORIG=63,-81] N20 W79 S20 E79 \$

UAT=[ORIG=0,-30] N39 E63 N12 W79 S51 E16 \$

UEP=[ORIG=-3,0] N14 W70 S14 E70 \$

FGR=[ORIG=-78,45] S26 E28 N26 W28 \$

FOP=[ORIG=-37,32] S5 E10 N5 W2 N2 W6 S2 W2 \$

UOP=[ORIG=-80,-40] S3 E4 N3 W4 \$