

COMM NE COR OF SE1/4, RUN S 76.4
PRESS RUTH RD FOR POB, RUN SW'LY
A CURVE 54.58 FT, S STILL ALONG

PHILLIPS JOHN/PHILLIPS CAROLE
488 SE PRESS RUTH DR
LAKE CITY, FL 32025

2026

15-4S-17-08356-002



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	15417.00	1.00/

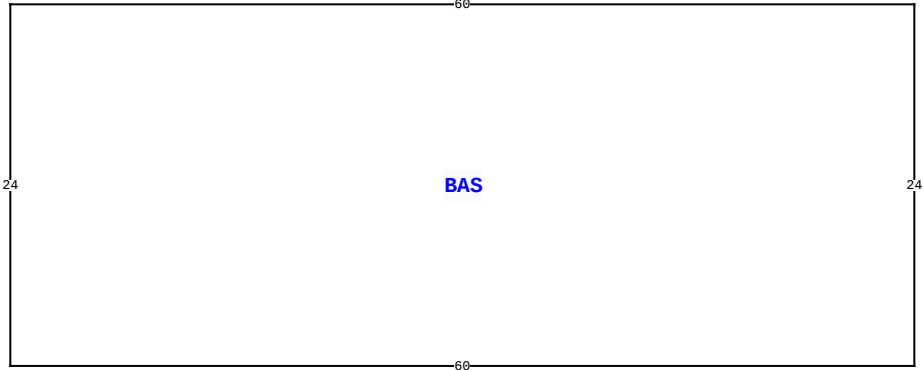
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	76,317
TOTALS	1,440			1,440	76,317

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01

REVIEW DATE 04/22/2017 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,440	102.5100	96.36	138,758	1998	1998	0	0	45.00	55.00
1 MANUF 1			100% - 2011	Heated Area: 1440				HX Base Yr 2011			



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Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					76,317				
TOTAL MARKET OB/XF VALUE					9,000				
TOTAL LAND VALUE - MARKET					45,090				
TOTAL MARKET VALUE					130,407				
SOH/AGL Deduction					64,502				
ASSESSED VALUE					65,905				
TOTAL EXEMPTION VALUE					HX HB SX 65,905				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					130,407				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					130,407				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1054/2033	8/05/2005	WD	U	I	08	70,000	
GRANTOR: MARK & DORIS MCCLAIN							
GRANTEE: JOHN & CAROLE PHILL							
0939/2205	10/17/2001	WD	Q	V		25,000	
GRANTOR: L DICKS							
GRANTEE: MARK MCCLAIN & DORI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S24 E60 N24\$.									