

LOT 1 FOREST GLEN S/D.
822-2179, WD 1314-902, DC 1430-1

PHILLIPS BRANDON LEE JR
599 SW CATES ST
LAKE CITY, FL 32024

2026

15-5S-16-03627-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	15516.070	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,010	100
TOTALS	2,010	140,896

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,010	135.5850	127.45	256,174	1997	1997	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2022 Heated Area: 2010 HX Base Yr													
599 SW CATES ST, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	50	1996	1996	3
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	1996	1997	3
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00
TOTAL OB/XF 8,500													
REVIEW DATE 11/23/2021 BY CP Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				140,896		
TOTAL MARKET OB/XF VALUE				8,500		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				204,396		
SOH/AGL Deduction				13,052		
ASSESSED VALUE				191,344		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				191,344		
TOTAL JUST VALUE				204,396		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				204,396		