SW1/4 OF NW1/4, EX RD
R/W. 372-404, 936-1676,
LE 1417-1191

PHILLIPS CLAUDE D/PHILLIPS FRANCES L
2555 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09694-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

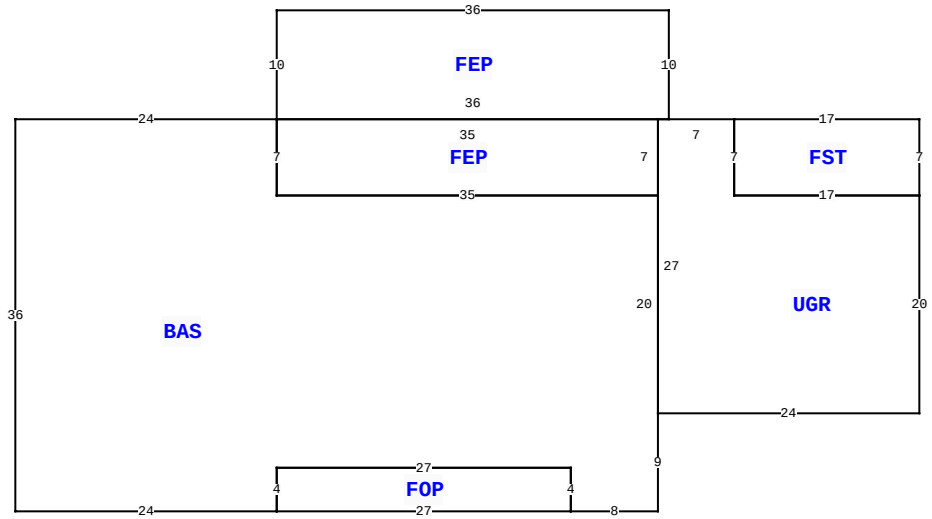
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100		1,771	143,952
FEP	245	80		196	15,932
FEP	360	80		288	23,409
FOP	108	30		32	2,601
FST	119	55		65	5,283
UGR	529	45		238	19,345
TOTALS	3,132			2,590	210,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	111.6480	125.05	323,880	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1771 HX Base Yr



2555 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,522
TOTAL MARKET OB/XF VALUE		17,860
TOTAL LAND VALUE - MARKET		135,940
TOTAL MARKET VALUE		242,495
SOH/AGL Deduction		97,314
ASSESSED VALUE		145,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,459
TOTAL JUST VALUE		364,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1417/1191	8/11/2020	LE	U	I	14	100
GRANTOR: CLAUDE D PHILLIPS (EN						
GRANTEE: KIMBERLY PHILLIPS C						
0936/1676	10/01/2001	WD	U	V		20,000
GRANTOR: GARRY & DEBRA LITES						
GRANTEE: CLAUDE D & FRANES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 E24 FOP= E27 N4 W27 S4$ N4 E27 S4 E8 N9 UGR= E24 N20 FST= N7 W17 S7 E17$ W17 N7 W7 S27$ N20 FEP= N7 W35 S7 E35$ W35 N7$ FEP= E36 N10 W36 S10$.

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	0	0	3	100	1,200	
2	0020	BARN,FR	0	100	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0296	SHED METAL	0	100	10	20	200.00	UT	7.50	7.50	100	1993	1993	3	100	1,500	
4	0030	BARN,MT	0	100	24	48	1,152.00	UT	10.00	10.00	100	1993	1993	3	100	11,520	
5	0252	LEAN-TO W/	0	100	10	48	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	
6	0252	LEAN-TO W/	0	100	10	48	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	
7	0252	LEAN-TO W/	0	100	20	18	360.00	UT	2.00	2.00	100	1993	1993	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 17,860

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	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	17.84	AC		1.00	1.00	1.00	281.00	281.00	5,013							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.84	AC		1.00	1.00	1.00	3,500.00	3,500.00	132,440							

REVIEW DATE 10/10/2017 BY DF Total Acres: 38.84 Total Land Value: 14,113 Market: 132,440 Agricultural: 10,613 Common: 3,500 PRINTED 11/20/2025 BY SYS