BEG AT SW COR OF E1/2 OF SE1/4
OF SE1/4, N 1267.90 FT TO S
LINE OF SE TERRI GLN, E 345

THORNTON TERRI PHILLIPS
303 SE PHILLIPS WAY
LULU, FL 32061

2026

19-5S-18-10596-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

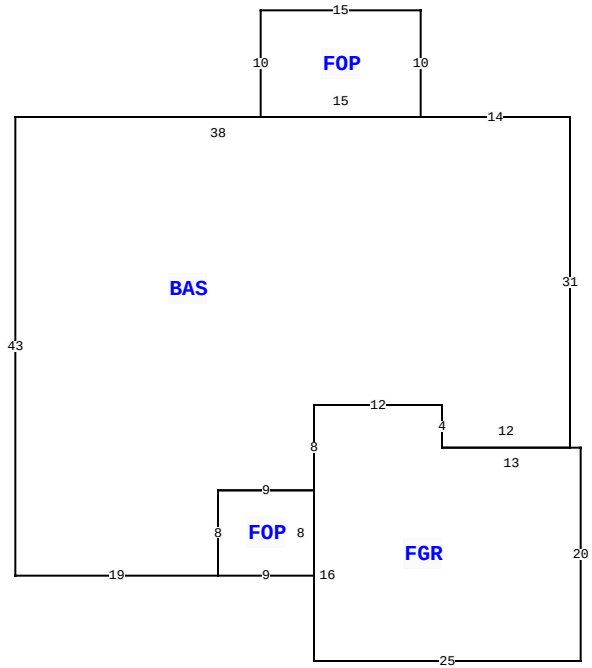
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	159,402
FGR	548	55		301	26,247
FOP	72	30		22	1,918
FOP	150	30		45	3,924
TOTALS	2,598			2,196	191,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	98.5520	110.38	242,394	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 2019 Heated Area: 1828 HX Base Yr 2019



303 SE PHILLIPS WAY, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,491
TOTAL MARKET OB/XF VALUE		2,848
TOTAL LAND VALUE - MARKET		85,510
TOTAL MARKET VALUE		205,376
SOH/AGL Deduction		67,746
ASSESSED VALUE		137,630
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,908
TOTAL JUST VALUE		279,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,160

SALE:3:1: PERSONAL REP DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054229	Roof Replacement	13,000	10/13/2025
23966	M H	480	12/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1375/1768	12/20/2018	WD	U	I	11	100

GRANTOR: EVERETT A & KATHY J P

GRANTEE: TERRI PHILLIPS THOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W15 S10 E15$ W38 S43 E19 FOP= E9 N8 W9 S8$ N8 E9 FGR= S16 E25 N20 W13 N4 W12 S8$ N8 E12 S4 E12 N31$.

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	16	24	624.00	UT	2.00	2.00	100	2004	2004	3	100	1,248	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,848

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	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	77,010							

REVIEW DATE 02/13/2006 BY DF Total Acres: 10.06 Total Land Value: 11,037 Market: 77,010 Agricultural: 2,537 Common: 8,500 PRINTED 11/21/2025 BY SYS