BEG INTERS W R/W US-441 & S R/W
(AKA GUERDON), RUN W 200 FT, S 7
200 FT TO W R/W US-441, RUN N 77

PHELPS JOCK R/PHELPS MEAGAN S
188 NW CASTLEWOOD CT
LAKE CITY, FL 32055

2026

20-3S-17-05235-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

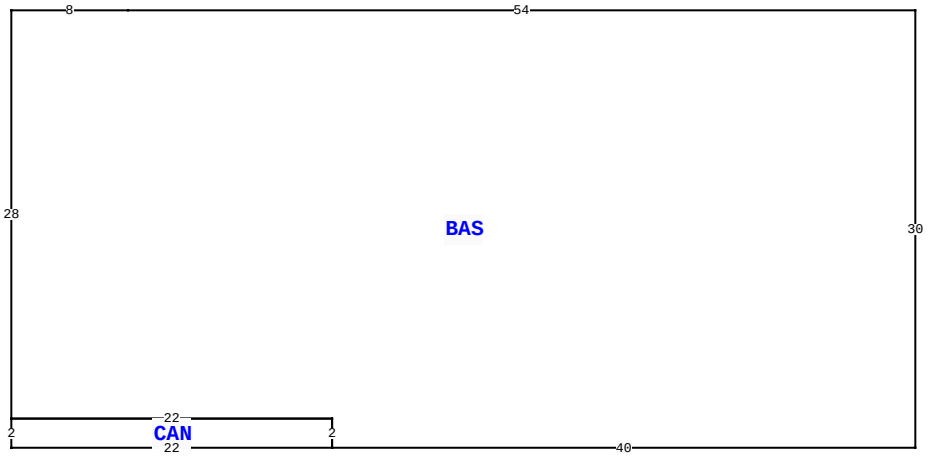
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	26,478
CAN	44	30		13	190
TOTALS	1,860			1,829	26,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,829	46.2823	29.16	53,334	1953	1953	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 1816 HX Base Yr



1912 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,667
TOTAL MARKET OB/XF VALUE	18,430
TOTAL LAND VALUE - MARKET	11,640
TOTAL MARKET VALUE	56,737
SOH/AGL Deduction	0
ASSESSED VALUE	56,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,737
TOTAL JUST VALUE	56,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048625	Storage Building	12,000	11/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/2012	6/17/2009	WD	U	I	11	100
GRANTOR: JACK R PHELPS						
GRANTEE: JOCK R PHELPS & MEA						
1159/0576	9/26/2008	WD	Q	I	03	100
GRANTOR: WILLIAM & MIRELLE PER						
GRANTEE: JOCK R PHELPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 W8 S28 CAN= S2 E22 N2 W22$ E22 S2 E40 N30$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	430	
2	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
3	0030	BARN,MT	0	0	0	0	1.00	UT	13,500.00	13,500.00	100	2025	2024		100	13,500	

LAND DESCRIPTION

TOTAL OB/XF 18,430

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	1100	C	STORE 1FLR	0			0.00	0.00	15,520.00	SF		1.00	1.00	1.00	0.75	0.75	11,640							

REVIEW DATE 05/10/2024 BY JB Total Acres: 0.36 Total Land Value: 11,640 Market: 0 Agricultural: 0 Common: 11,640 PRINTED 10/02/2025 BY SYS