LOT 14 SUWANNEE VALLEY FARMS S/D
WD 1075-7, WD 1095-163, DIV 1207

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

2026

29-2S-16-01777-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

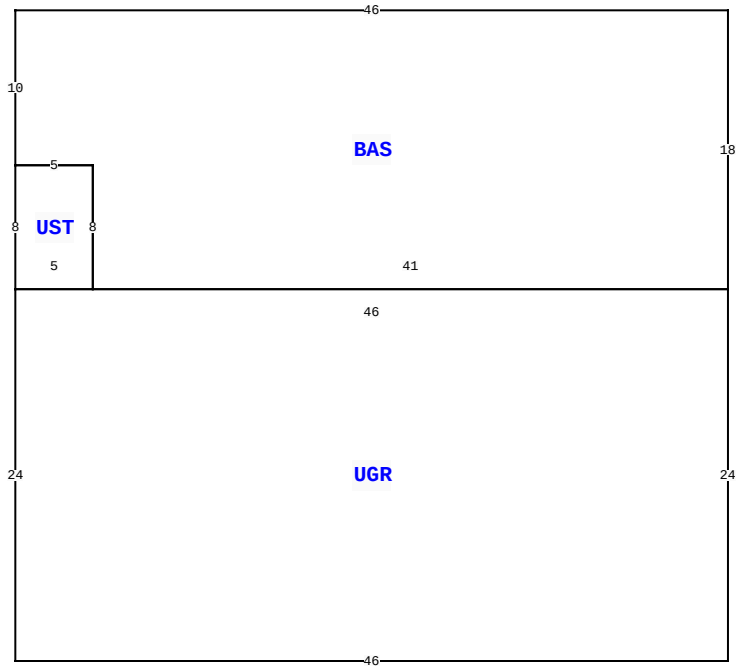
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	788	100		788	116,470
UGR	1,104	45		497	73,459
UST	40	45		18	2,661
TOTALS	1,932			1,303	192,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,303	141.9000	158.93	207,086	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 788 HX Base Yr 2022



188 NW CASTLEWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,590
TOTAL MARKET OB/XF VALUE		19,882
TOTAL LAND VALUE - MARKET		130,630
TOTAL MARKET VALUE		287,809
SOH/AGL Deduction		110,318
ASSESSED VALUE		177,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,769
TOTAL JUST VALUE		343,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041884	New Residential C	125,000	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1523	11/30/2021	WD	U	I	11	100
GRANTOR: BURCH ANGELA J						
GRANTEE: PHELPS JOCK R						
1449/507	10/01/2021	WD	Q	I	01	279,000
GRANTOR: BURCH ANGELA J						
GRANTEE: PHELPS JOCK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N18 W46 S10 UST= S8 E5 N8 W5$ E5 S8 E41$ UGR= W46 S24 E46 N24$.

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	0	0	816.00	UT	2.00	2.00	100	2018	2018	3	100	1,632	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	15,000.00	15,000.00	75	2018	2018	3	75	11,250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 19,882

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.60	45,000.00	72,000.00	72,000							
2	5200	A	CROPLAND 2	100					9.02	AC		1.00	1.00	1.00	370.00	370.00	3,337							
3	9910	M	MKT.VAL.AG	100					9.02	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,630							

REVIEW DATE 12/28/2023 BY KS Total Acres: 19.04 Total Land Value: 75,337 Market: 58,630 Agricultural: 3,337 Common: 72,000 PRINTED 11/18/2025 BY SYS