LOT 1 JOY ACRES S/D.
ORB 856-615, WD 1181-1783

THOMAS PHILLIP/HARRIS JESSIE S
2375 SW COUNTY ROAD 349
LAKE CITY, FL 32024

2026

29-5S-17-09451-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

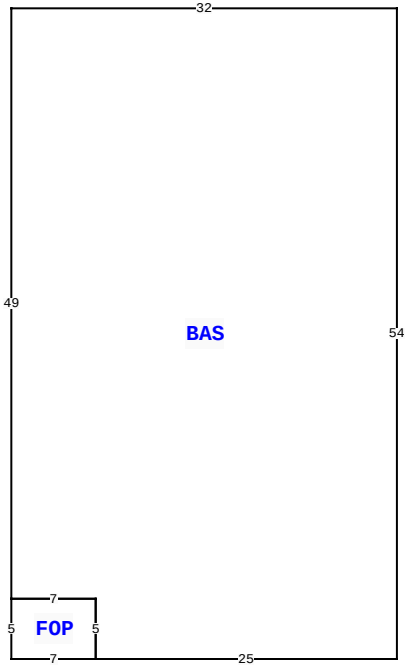
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100		1,693	70,660
FOP	35	30		10	417
TOTALS	1,728			1,703	71,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	57.3300	64.21	109,350	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1693 HX Base Yr 1999



2375 SW COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,078
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		94,478
SOH/AGL Deduction		38,600
ASSESSED VALUE		55,878
TOTAL EXEMPTION VALUE	HX HB	30,878
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050502	Electrical Servic	0	08/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/1783	9/30/2009	WD	U	I	11	100
GRANTOR: AMPARO						
GRANTEE: PHILLIP THOMAS						
0856/0615	4/01/1998	AD	Q	I		32,000
GRANTOR: AMPARO						
GRANTEE: THOMAS & HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S49 FOP= S5 E7 N5 W7$ E7 S5 E25 N54$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 08/27/2024 BY TW Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS