LOT 13 BLOCK 6 HIGHLAND ESTATES
ORB 794-1053, 806-383, 857-2285,

PHILLIPS BRIAN K
209 SE CRAIG AVE
LAKE CITY, FL 32025

2026

33-3S-17-06551-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

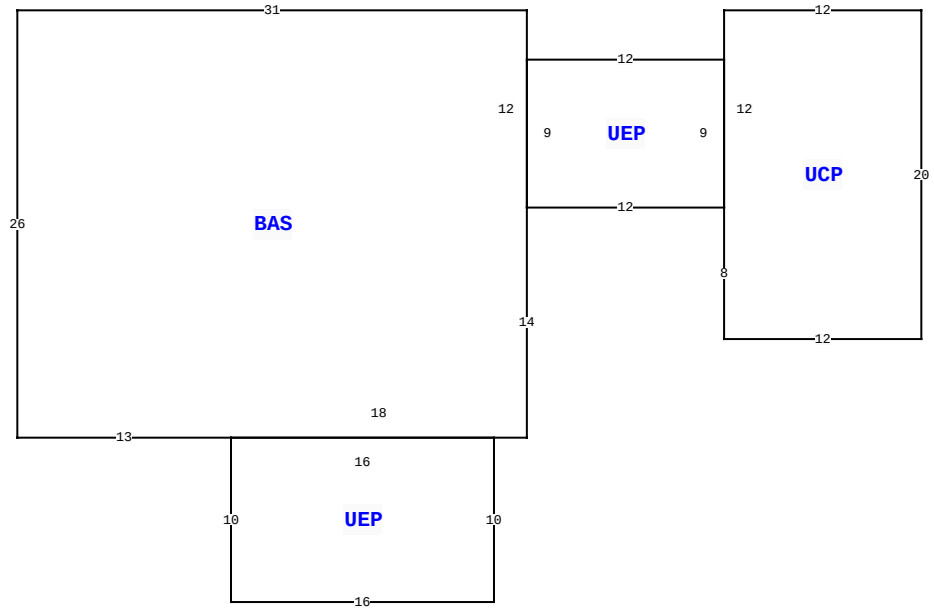
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100		806	56,204
UCP	240	20		48	3,347
UEP	108	60		65	4,532
UEP	160	60		96	6,694
TOTALS	1,314			1,015	70,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,015	95.7840	107.28	108,889	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 806 HX Base Yr 1999



209 SE CRAIG AVE, 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		70,778
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		9,310
TOTAL MARKET VALUE		80,988
SOH/AGL Deduction		39,315
ASSESSED VALUE		41,673
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,673
TOTAL JUST VALUE		80,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,988

SALE:3:1: LOT 13 BLOCK 6 HIGHLAND ESTATES

LAND:1:1: 14,170 SF. 95= AVG DEPTH(9,750= STD LOT)

SALE:1:1: LOT 13 BLK 6 HIGHLAND ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0857/2285	4/30/1998	WD	Q	I		34,000
GRANTOR: DURFEY & BEAUREGARD						
GRANTEE: PHILLIPS						
0806/0383	6/01/1995	WD	Q	I		28,500
GRANTOR: J PAUL MORGAN						
GRANTEE: ROY D DURFEY & LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S26 E13 UEP= S10 E16 N10 W16$ E18 N14 UEP= E12UCP= S8 E12 N20 W12 S12$ N9 W12 S9$ N12$.

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	12	16	1.00	UT	0.00	0.00	100	1995	1995	3	100	700	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 900

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		RSF/MM	109.00	95.00	1.00	LT		1.00	1.00	1.33	7,000.00	9,310.00	9,310							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.24 Total Land Value: 9,310 Market: 0 Agricultural: 0 Common: 9,310 PRINTED 11/19/2025 BY SYS