LOT 43 UNIT 5 THREE RIVERS ESTAT
819-2419,859-620, WD 1248-2585

PHILPOT RICHARD B & G. LEANNE B PHILPOT REVOCABLE
5207 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

00-00-00-00636-000

BUILDING CHARACTERISTICS

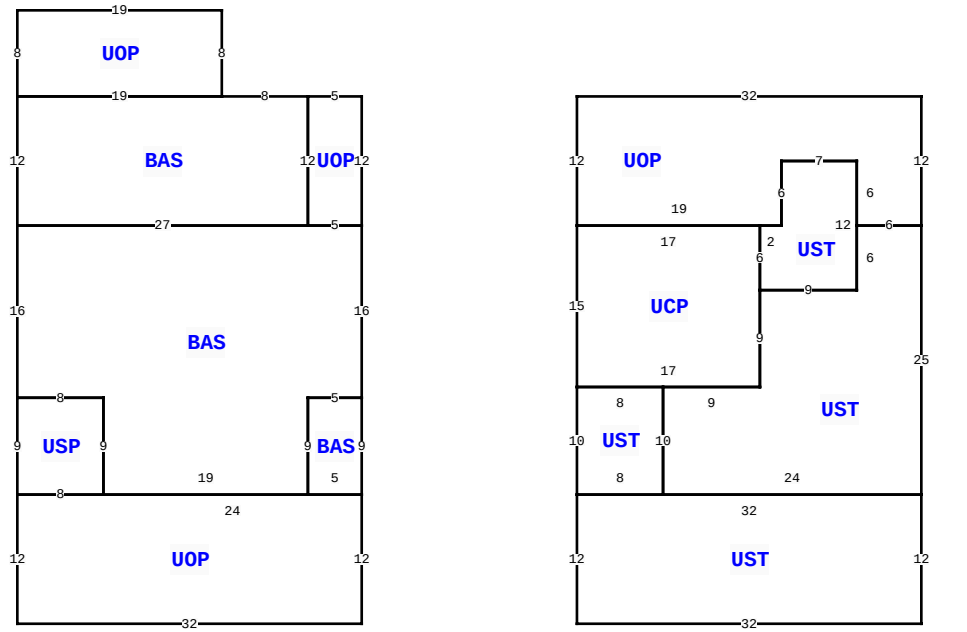
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.05	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	45	100		45	2,925
BAS	324	100		324	21,060
BAS	683	100		683	44,395
UCP	255	20		51	3,315
UOP	60	20		12	780
UOP	152	20		30	1,950
UOP	342	20		68	4,420
UOP	384	20		77	5,005
USP	72	35		25	1,625
UST	80	45		36	2,340
TOTALS	3,288			1,752	113,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	90.9122	100.00	175,200	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1052 HX Base Yr



** This building has 13 Sub-Areas

1204 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0261	PRCH, UOP	0	0	11	26	286.00	UT	9.00	9.00	100	2006	2006	3	100	2,574	
3	0084	DOCK-RIVER	0	0	0	0	368.00	UT	14.50	14.50	100	2015	2015	3	40	2,134	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,880
TOTAL MARKET OB/XF VALUE	6,708
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	193,713
SOH/AGL Deduction	0
ASSESSED VALUE	193,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,713
TOTAL JUST VALUE	193,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,786

SALE:2:1: TRADED FOR RE#'S 06474 & 06474-001

LAND:1:1: ADJ4;IMPROVED LOT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/2585	8/22/2012	WD	U	I	30	100
GRANTOR: PHILPOT RICHARD B						
GRANTEE: PHILPOT RICHARD B &						
0859/0620	5/22/1998	WD	Q	I		40,000
GRANTOR: BOLTON						
GRANTEE: PHILPOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W5 W27 S16 E8 S9 E19 N9 E5 N16 $
UST=[ORIG=37,6] S9 W9 S10 E24 N25 W6 S6 W9 $
UOP=[ORIG=-24,25] W8 S12 E32 N12 W24 $
UST=[ORIG=20,25] S12 E32 N12 W32 $
UOP=[ORIG=52,0] N12 W32 S12 E19 N6 E7 S6 E6 $
BAS=[ORIG=-5,0] N12 W8 W19 S12 E27 $
UCP=[ORIG=20,0] S15 E17 N9 N6 W17 $
UOP=[ORIG=-13,-12] N8 W19 S8 E19 $
UST=[ORIG=37,6] E9 N12 W7 S6 W2 S6 $
UST=[ORIG=20,15] S10 E8 N10 W8 $
USP=[ORIG=-32,16] S9 E8 N9 W8 $
UOP=[ORIG=0,0] N12 W5 S12 E5 $

LAND DESCRIPTION

TOTAL OB/XF 6,708

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	0132	C	SFR RIVER	0			0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 02/23/2016 BY DF Total Acres: 0.49 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 11/17/2026 BY SYS