

PART OF LOT 4 COVE AT ROSE CREEK. DESC AS FOLLOWS: BEGIN AT THE NW COR OF SAID LOT, RUN

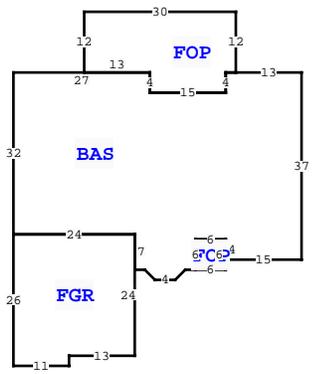
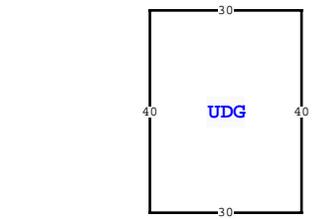
PHINNEY JOEL
331 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2026

01-5S-16-03397-304

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,941	100	
FGR	598	55	
FOP	36	30	
FOP	420	30	
UDG	1,200	55	
TOTALS	4,195		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,067	135.5624	154.54	473,974	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2019 Heated Area: 1941 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			398,138
TOTAL MARKET OB/XF VALUE			16,648
TOTAL LAND VALUE - MARKET			33,200
TOTAL MARKET VALUE			447,986
SOH/AGL Deduction			124,226
ASSESSED VALUE			323,760
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			272,349
TOTAL JUST VALUE			447,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27691	STORAGE	62	03/13/2009
27681	SFR	1,006	03/11/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1592	12/21/2017	WD	U	I	30	302,000
GRANTOR: PAUL PHINNEY & EMILY						
GRANTEE: JOEL PHINNEY						
1167/0708	2/09/2009	WD	U	V	11	100
GRANTOR: PAUL PHINNEY						
GRANTEE: PAUL PHINNEY & EMIL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	2.00	UT	2,000.00	2,000.00	100	2009
2	0166	CONC, PAVMT	0	100	0	2,890.00	UT	2.25	2.25	100	2009
3	0166	CONC, PAVMT	0	100	0	251.00	UT	2.25	2.25	100	2009
4	0070	CARPORT UF	0	100	16	640.00	UT	2.50	2.50	100	2014
5	0081	DECKING WI	0	100	0	280.00	UT	8.50	8.50	100	2009
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2015

TOTAL OB/XF											
16,648											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-3	0.00	0.00	1.66	AC	1.00

BUILDING NOTES											
BAS= W13 FOP= N12 W30 S12 E13 S4 E15 N4 E2\$ W2 S4 W15 N4 W27 S32 FGR= S26 E11 N2 E13 N24 W24\$ E24 S7 E2 R2 D2 E4 U2 R2 E2 FOP= E6 N6 W6 S6\$ N6 E6 S4 E15 N37\$ PTR= N30 UDG= N40 W30 S40 E30\$ S30\$.											

BUILDING DIMENSIONS											
BAS= W13 FOP= N12 W30 S12 E13 S4 E15 N4 E2\$ W2 S4 W15 N4 W27 S32 FGR= S26 E11 N2 E13 N24 W24\$ E24 S7 E2 R2 D2 E4 U2 R2 E2 FOP= E6 N6 W6 S6\$ N6 E6 S4 E15 N37\$ PTR= N30 UDG= N40 W30 S40 E30\$ S30\$.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	1.66	AC	1.00	1.00	1.00	20,000.00	20,000.00	33,200							