BEG AT PT OF INTERS OF N LINE
OF SW1/4 OF SE1/4 & W R/W LINE
CR-252-B, RUN S 213.61 FT, W

RHUDE CHRISTOPHER TODD/WOODYARD CORY ANNE
117 SW PHILLIPS CIR
LAKE CITY, FL 32024

**2026**

**03-4S-16-02739-005**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 |

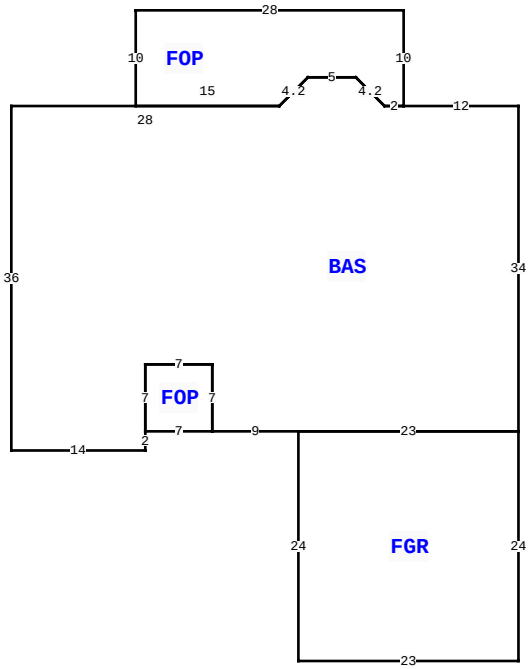
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 3416.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,805 | 100 | | 1,805 | 192,713 |
| FGR | 552 | 55 | | 304 | 32,457 |
| FOP | 49 | 30 | | 15 | 1,601 |
| FOP | 256 | 30 | | 77 | 8,221 |
| TOTALS | 2,662 | | | 2,201 | 234,992 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,201 | 115.6240 | 131.81 | 290,114 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 1805 HX Base Yr 2013




117 SW PHILLIPS CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,992 |
| TOTAL MARKET OB/XF VALUE | | 4,358 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 274,350 |
| SOH/AGL Deduction | | 109,943 |
| ASSESSED VALUE | | 164,407 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 112,996 |
| TOTAL JUST VALUE | | 274,350 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,083 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049531 | Roof Replacement | 26,286 | 04/03/2024 |
| 23520 | SFR | 535 | 08/23/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1234/1210 | 5/07/2012 | WD | U | I | 12 | 158,400 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: CHRISTOPHER TODD RH | | | | | | |
| 1227/2192 | 12/28/2011 | WD | U | I | 18 | 236,500 |
| GRANTOR: MASTON CRAPPS | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FOP= N10 W28 S10 E15 R3 U3 E5 D3 R3 E2$ W2 L3 U3 W5 D3 L3 W28 S36 E14 N2 FOP= E7 N7 W7 S7$ N7 E7 S7 E9 FGR= S24 E23 N24 W23$ E23 N34$.

## 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 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 120.00 | UT | 10.00 | 10.00 | 75 | 2006 | 2006 | 3 | 75 | 900 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,383.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 3,458 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,358

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 07/15/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS