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

2027

03-4S-16-02739-005

BUILDING CHARACTERISTICS

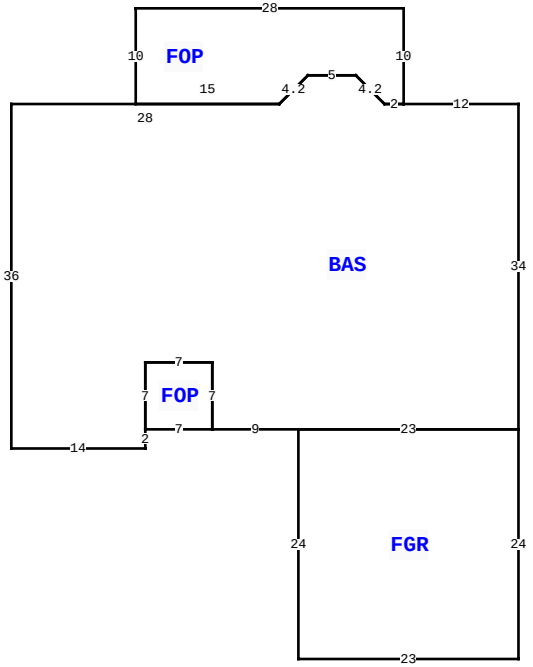
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	185,958
FGR	552	55		304	31,319
FOP	49	30		15	1,545
FOP	256	30		77	7,933
TOTALS	2,662			2,201	226,755

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	127.19	279,945	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	04/14/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,755
TOTAL MARKET OB/XF VALUE	4,358
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	266,113
SOH/AGL Deduction	96,774
ASSESSED VALUE	169,339
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	117,928
TOTAL JUST VALUE	266,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,232

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$.

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 11/16/2026 BY SYS