

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

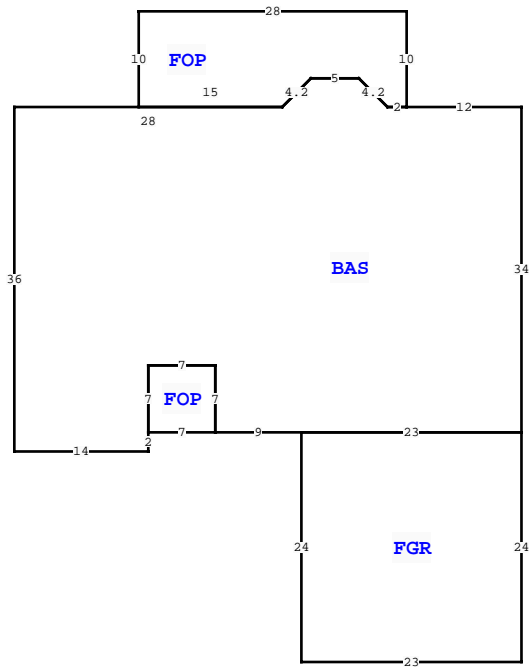
RHUDE CHRISTOPHER TODD/WOODYARD CORY ANNE
117 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,805	100	
FGR	552	55	
FOP	49	30	
FOP	256	30	
TOTALS	2,662		
			2,201
			230,874

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2013									Heated Area: 1805	HX Base Yr 2013



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			230,874	
TOTAL MARKET OB/XF VALUE			4,358	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			270,232	
SOH/AGL Deduction			105,825	
ASSESSED VALUE			164,407	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			112,996	
TOTAL JUST VALUE			270,232	
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						

EXTRA FEATURES														BLD DATE		LGL DATE		
L N	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	LAND DATE	AG DATE
1	0169	FENCE/WOOD	0	100	0	0			120.00	UT	10.00				10.00		04/14/2026	MLU
2	0166	CONC, PAVMT	0	100	0	0			1,383.00	UT	2.50				2.50			
TOTALS														2,201		230,874		

BUILDING NOTES													
117 SW PHILLIPS CIR, LAKE CITY													

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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							