COMM AT PT OF INTERS N LINE OF SW1/4 OF SE1/4 & W R/W LINE OF CR-252-B, RUN W 104.14 FT FOR

GULLEY RANDALL LEE/GULLEY ANNIE MELISSA
135 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-006

BUILDING CHARACTERISTICS

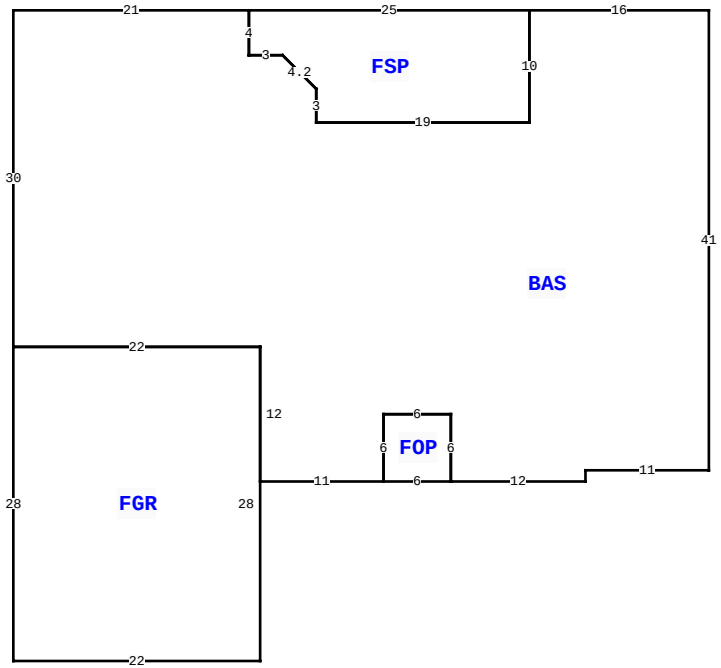
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,075	100		2,075	207,401
FGR	616	55		339	33,884
FOP	36	30		11	1,099
FSP	219	40		88	8,796
TOTALS	2,946			2,513	251,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,513	113.5820	124.94	313,974	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2075 HX Base Yr 2020



135 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	0166	CONC,PAVMT	0	100	0	0	1,770.00	UT	2.50	2.50	100	2005	2005	3	100	4,425	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,179
TOTAL MARKET OB/XF VALUE		9,025
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,204
SOH/AGL Deduction		73,347
ASSESSED VALUE		221,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,446
TOTAL JUST VALUE		295,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056698	Roof Replacement	20,926	09/30/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1376/2776	1/15/2019	WD	Q	I	01	208,000
GRANTOR: RICHARD D & DONNA S C						
GRANTEE: RANDALL LEE & ANNIE						
1298/2443	7/31/2015	WD	Q	I	01	178,000
GRANTOR: MICHAEL A & CONNIE K						
GRANTEE: RICHARD D & DONNA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W25 S4 E3 D3 R3 S3 E19 N10$ S10 W19 N3 L3 U3 W3 N4 W21 S30 FGR= S28 E22 N28 W22$ E22 S12 E11 FOP= E6 N6 W6 S6$ N6 E6 S6 E12 N1 E11 N41$.

LAND DESCRIPTION

TOTAL OB/XF 9,025

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 09/22/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS