LOT 1 TURKEY RUN S/D.

WD 1033-1433. WD 1033-1435.

CREWS KEVIN S/CREWS SHARON E
155 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-201

BUILDING CHARACTERISTICS

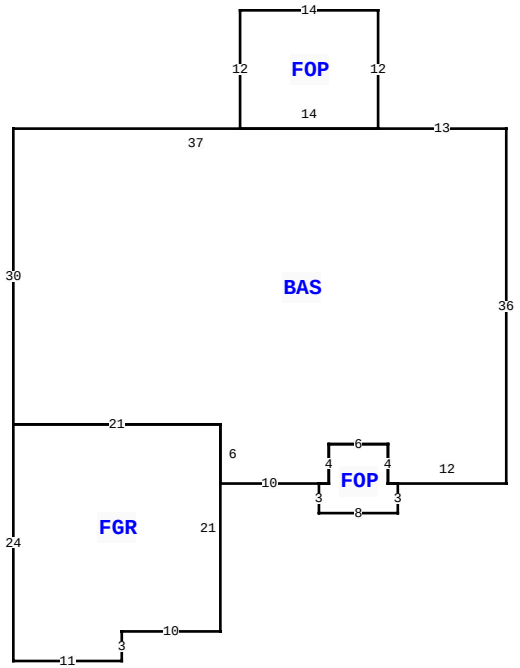
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,650	100		1,650	163,381
FGR	474	55		261	25,844
FOP	48	30		14	1,386
FOP	168	30		50	4,951
TOTALS	2,340			1,975	195,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	113.9490	125.34	247,546	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2009 Heated Area: 1650 HX Base Yr 2009



155 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	1.00	UT	0.00	0.00	100	2004	2004	3	100	3,000	
2	0120	CLFENCE 4	0	100	0	0	340.00	UT	7.50	7.50	100	2007	2007	3	100	2,550	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,561
TOTAL MARKET OB/XF VALUE	6,550
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	237,111
SOH/AGL Deduction	79,979
ASSESSED VALUE	157,132
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,721
TOTAL JUST VALUE	237,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050324	Roof Replacement	33,000	07/10/2024
21810	SFR	492	04/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/1272	10/14/2008	WD	Q	I		173,500
GRANTOR: AVERY CRAPPS						
GRANTEE: KEVIN & SHARON CREW						
1104/0533	11/28/2006	WD	Q	I	06	216,700
GRANTOR: DANIEL CRAPPS						
GRANTEE: AVERY CRAPPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N12 W14 S12 E14$ W37 S30 FGR= S24 E11 N3 E10 N21 W21$ E21 S6 E10 FOP= S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 N36$.

LAND DESCRIPTION

TOTAL OB/XF 6,550

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 08/28/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS