LOT 4 TURKEY RUN S/D.

1006-2881, WD 1042-2876,

DAVIS ROBERT
215 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-204

BUILDING CHARACTERISTICS

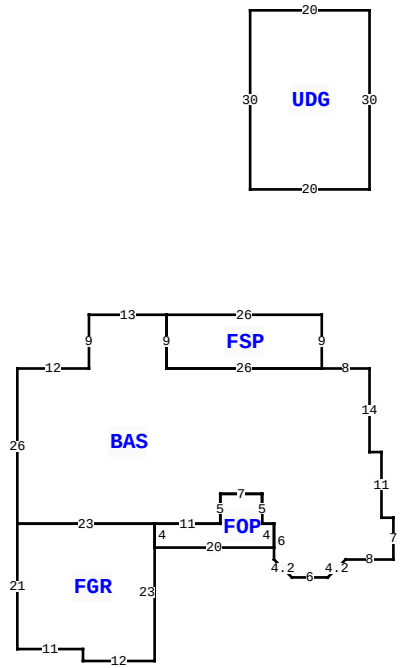
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,789	100		1,789	158,754
FGR	507	55		279	24,758
FOP	115	30		34	3,017
FSP	234	40		94	8,341
UDG	600	55		330	29,284
TOTALS	3,245			2,526	224,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,526	115.2480	126.77	320,221	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1789 HX Base Yr



215 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0	0	0	352.00	UT	13.50	13.50	75	2007	2007	3	75	2,500	
2	0166	CONC,PAVMT	0	0	0	0	1,876.00	UT	3.00	3.00	100	2007	2007	3	100	5,628	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,155
TOTAL MARKET OB/XF VALUE	8,128
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	267,283
SOH/AGL Deduction	0
ASSESSED VALUE	267,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,283
TOTAL JUST VALUE	267,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048371	Roof Replacement	21,767	10/09/2023
22172	SFR	583	08/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2385	6/03/2019	WD	Q	I	01	240,500
GRANTOR: TRAVIS L & MICHELE J						
GRANTEE: ROBERT DAVIS						
1353/1356	1/12/2018	WD	Q	I	01	215,000
GRANTOR: TONY D RICHARDS						
GRANTEE: TRAVIS L & MICHELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N9 W26 S9 E26$ W26 N9 W13 S9 W12 S26 FGR= S21 E11 S2 E12 N23 W23 $ E23 FOP= S4 E20 N4 W2 N5 W7 S5 W11$ E11 N5 E7 S5 E2 S6 R3 D3 E6 R3 U3 E8 N7 W2 N11 W2 N14$ PTR= N30 UDG= N30 W20 S30 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 8,128

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	0		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 11/07/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS