LOT 5 TURKEY RUN S/D.

1005-707, WD 1031-1406, WD 1056-

TARDIF LOUISE MARTHE
235 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-205

BUILDING CHARACTERISTICS

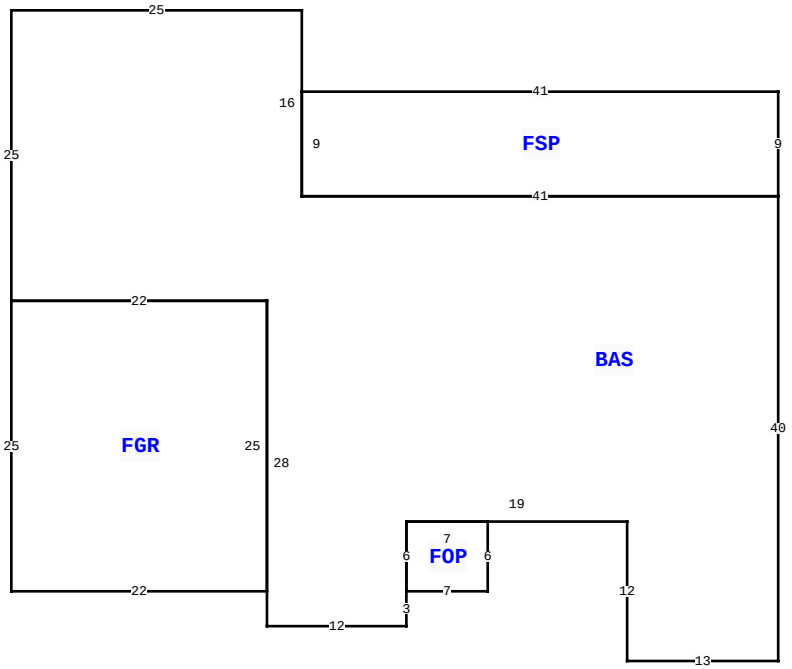
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,094	100		2,094	208,328
FGR	550	55		302	30,046
FOP	42	30		13	1,294
FSP	369	40		148	14,724
TOTALS	3,055			2,557	254,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,557	111.0340	124.36	317,989	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 2094 HX Base Yr 2024



235 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	0296	SHED METAL	0	100	12	20	240.00	UT	7.00	7.00	100	2005	2005	3	100	1,680	
2	0169	FENCE/WOOD	0	100	0	0	384.00	UT	10.00	10.00	75	2005	2005	3	75	2,880	
3	0166	CONC,PAVMT	0	100	0	0	1,378.00	UT	2.50	2.50	100	2005	2005	3	100	3,445	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,391
TOTAL MARKET OB/XF VALUE		14,905
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		304,296
SOH/AGL Deduction		101,502
ASSESSED VALUE		202,794
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		146,383
TOTAL JUST VALUE		304,296
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053578	Generator		07/14/2025
000052305	Roof Replacement	21,050	02/12/2025
22827	SFR	489	02/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/92	12/06/2023	WD	U	I	11	100
GRANTOR: BOUFFARD JOCELYNE S						
GRANTEE: TARDIF LOUISE MARTH						
1500/1505	10/06/2023	WD	Q	I	01	333,000
GRANTOR: EGLI JAMES						
GRANTEE: TARDIF LOUISE MARTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S25 FGR= S25 E22 N25 W22$ E22 S28 E12 N3 FOP= E7 N6 W7 S6$ N6 E19 S12 E13 N40 FSP= N9 W41 S9 E41$ W41 N16$.

LAND DESCRIPTION

TOTAL OB/XF 14,905

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 03/11/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/26/2026 BY SYS