LOT 6 TURKEY RUN S/D.

1005-707, WD 1031-1413, WD 1046-

TABONE RUSSELL/TABONE SHEILA
255 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-206

BUILDING CHARACTERISTICS

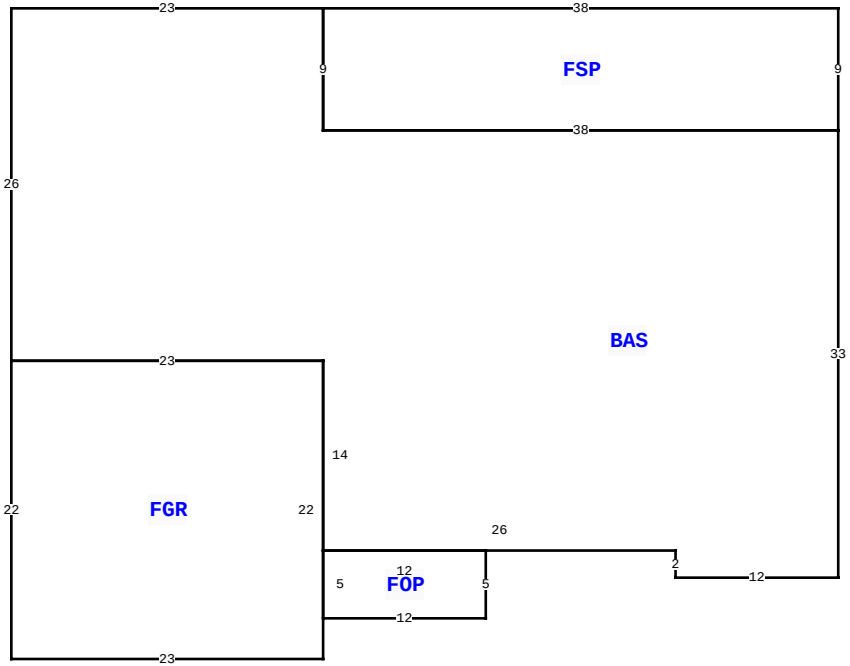
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,800	100		1,800	188,179
FGR	506	55		278	29,063
FOP	60	30		18	1,882
FSP	342	40		137	14,322
TOTALS	2,708			2,233	233,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	118.8000	130.68	291,808	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1800 HX Base Yr 2024



255 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	0294	SHED WOOD/	0	100	10	24	240.00	UT	7.50	7.50	100	2005	2005	3	100	1,800	
2	0166	CONC,PAVMT	0	100	0	0	1,498.00	UT	2.00	2.00	100	2005	2005	3	100	2,996	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0030	BARN,MT	0	100	24	25	600.00	UT	15.00	15.00	100	2026	2025		100	9,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,446
TOTAL MARKET OB/XF VALUE		14,296
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		282,742
SOH/AGL Deduction		129,610
ASSESSED VALUE		153,132
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,721
TOTAL JUST VALUE		282,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056236	Remodel	23,600	07/31/2026
000052191	Storage Building	10,760	01/29/2025
000048605	Roof Replacement	18,000	11/07/2023
22662	SFR	501	01/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/621	8/16/2023	WD	Q	I	01	299,900
GRANTOR: OLIVIT SUZANNE M						
GRANTEE: TABONE RUSSELL						
1046/0249	5/12/2005	WD	Q	I		152,000
GRANTOR: MARK E HADDOX						
GRANTEE: GREGORY B & SUZANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S26 FGR= S22 E23 N22 W23$ E23 S14 FOP= S5 E12 N5 W12$ E26 S2 E12 N33 FSP= N9 W38 S9 E38$ W38 N9$.

LAND DESCRIPTION

TOTAL OB/XF 14,296

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 04/30/2025 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS