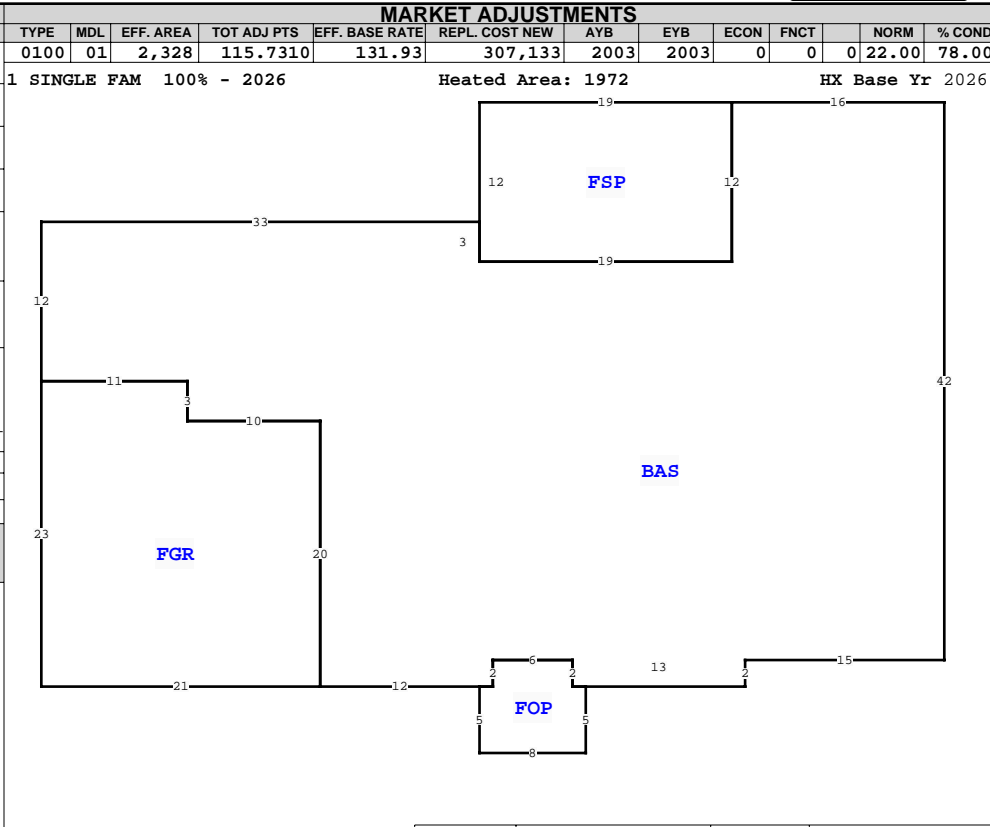


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	15 HARDTILE 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR 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	1,972	100		1,972	202,929
FGR	453	55		249	25,624
FOP	52	30		16	1,647
FSP	228	40		91	9,365
TOTALS	2,705			2,328	239,564



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		VALUATION SUMMARY	
Tax Group: 2	STANDARD		
Building Market Value	239,564	Tax Dist:	
Total Market OB/XF Value	4,008		
Total Land Value - Market	35,000		
Total Market Value	278,572		
SOH/AGL Deduction	187,590		
Assessed Value	90,982		
Total Exemption Value	90,982	HX HB SX VP	
Base Taxable Value	0		
Total Just Value	278,572		
NCON Value	0		
Income Value			
Previous Year MKT Value	277,394		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20381	SFR	368	02/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1862	3/03/2025	WD Q	Q	I	01	310,000
GRANTOR: PETERSON HOWARD O JR						
GRANTEE: LLOYD MICHAEL DAVID						
1529/993	12/11/2024	PB U	U	I	18	0
GRANTOR: CLERK OF COURT (STERN)						
GRANTEE: PETERSON HOWARD O J						

EXTRA FEATURES															
L N	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		2.00	100	2003	2003	3	100	4,008	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W16 FSP= W19 S12 E19 N12\$ S12 W19 N3 W33 S12 FGR= S23 E21 N20 W10 N3 W11 \$ E11 S3 E10 S20 E12 FOP= S5 E8 N5 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E13 N2 E15 N42\$.	

TOTAL OB/XF																4,008
271 SW PHILLIPS CIR, LAKE CITY																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							