

ELEMENT	CD	CONSTRUCTION
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
BAS	1,972	100
FGR	453	55
FOP	52	30
FSP	228	40
TOTALS	2,705	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	129.62	301,755	2003	2003	0	0	22.00	78.00

Heated Area: 1972 HX Base Yr 2026  
271 SW PHILLIPS CIR, LAKE CITY

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	2,004.00	UT	2.00	2.00	100	2003	2003	3	100	4,008	

LAND DESCRIPTION																	TOTAL OB/XF										
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,369
TOTAL MARKET OB/XF VALUE			4,008
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			274,377
SOH/AGL Deduction			184,765
ASSESSED VALUE			89,612
TOTAL EXEMPTION VALUE	HX HB SX VP	89,612	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			274,377
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	I	01	310,000
GRANTOR: PETERSON HOWARD O JR						
GRANTEE: LLOYD MICHAEL DAVID						
1529/993	12/11/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (STERN)						
GRANTEE: PETERSON HOWARD O J						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
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\$.	