LOT 8 TURKEY RUN S/D.

WD 1037-589, WD 1057-1345, DC 14

VINCENT BILLIE L
287 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-208

BUILDING CHARACTERISTICS

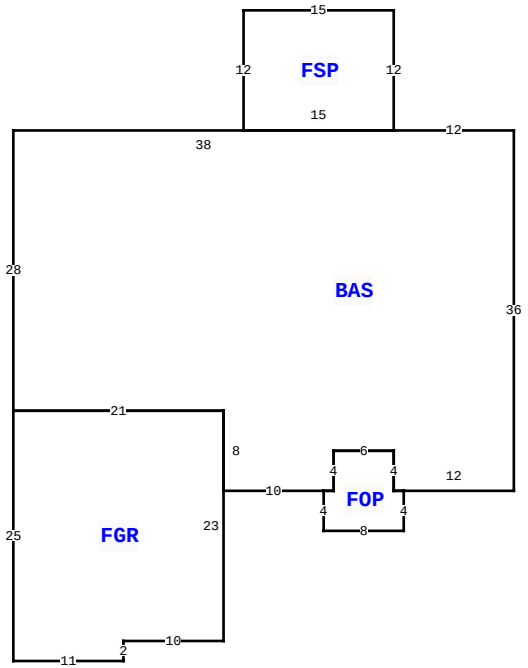
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,608	100		1,608	162,370
FGR	505	55		278	28,071
FOP	56	30		17	1,717
FSP	180	40		72	7,270
TOTALS	2,349			1,975	199,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	114.7410	126.22	249,284	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 1608 HX Base Yr



287 SW PHILLIPS CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	199,427
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	237,087
SOH/AGL Deduction	0
ASSESSED VALUE	237,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,087
TOTAL JUST VALUE	237,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22783	SFR	492	02/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1586	1/31/2025	WD	Q	I	01	305,000
GRANTOR: MCCARTHY JOHN WILLIAM						
GRANTEE: VINCENT BILLIE L						
1526/305	10/28/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MCCAR						
GRANTEE: MCCARTHY JOHN WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W15 S12 E15$ W38 S28 FGR= S25 E11 N2 E10 N23 W21$ E21 S8 E10 FOP= S4 E8 N4 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 N36$.

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	0166	CONC,PAVMT	0	0	0	0	1,064.00	UT	2.50	2.50	100	2005	2005	3	100	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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 04/01/2025 BY TP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS