



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	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		
Architectural	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	168,261
FGR	505	55		278	29,090
FOP	56	30		17	1,779
FSP	180	40		72	7,534
TOTALS	2,349			1,975	206,664

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	130.80	258,330	2005	2005	0	0	20.00	80.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		206,664	
TOTAL MARKET OB/XF VALUE		2,660	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		244,324	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,324	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,324	
TOTAL JUST VALUE		244,324	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,244	

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

EXTRA FEATURES		BLD DATE		LGL DATE											
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	0	0	0		2.50	100	2005	2005	3	100	2,660	

TOTAL OB/XF															2,660
287 SW PHILLIPS CIR, LAKE CITY															

BUILDING NOTES															
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\$.															

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\$.															

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 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								