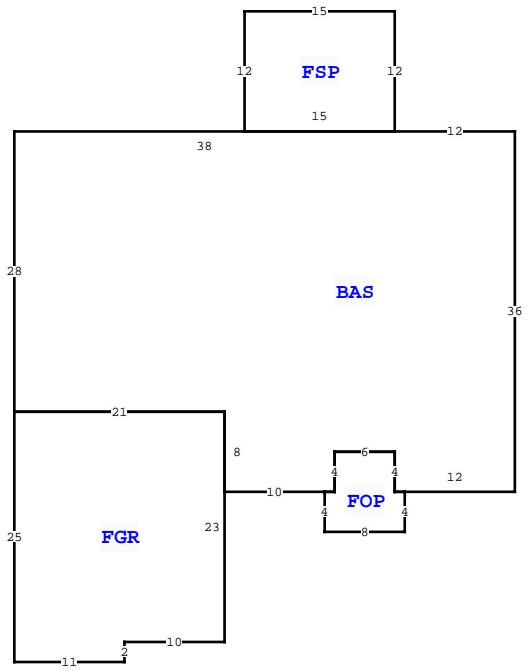




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
15	HARDTILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Frame	02	WOOD FRAME 100		
1.	1. 100				
05	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
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	165,315
FGR	505	55		278	28,581
FOP	56	30		17	1,748
FSP	180	40		72	7,402
TOTALS	2,349			1,975	203,046

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	128.51	253,807	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		203,046	
TOTAL MARKET OB/XF VALUE		2,660	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		240,706	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,706	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,706	
TOTAL JUST VALUE		240,706	
NCON VALUE		0	
INCOME VALUE		0	
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														
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	

287 SW PHILLIPS CIR, LAKE CITY

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

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS= W12 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								