LOT 9 TURKEY RUN S/D.
WD 1008-1996, WD 1008-1998,

SKINNER THOMAS W JR/SKINNER CARRIE L SAPP
291 SW PHILLIPS CIR
LAKE CITY, FL 32024-3712

2026

03-4S-16-02739-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

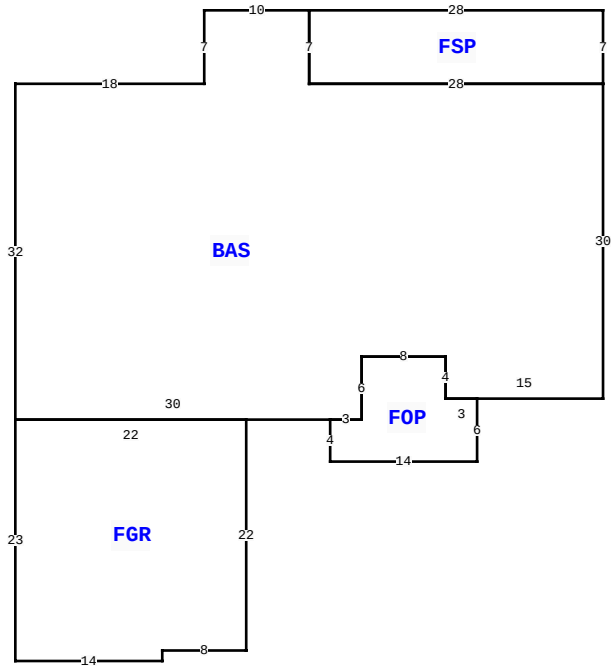
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	02	02 100
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	1,784	100		1,784	178,736
FGR	498	55		274	27,451
FOP	110	30		33	3,306
FSP	196	40		78	7,815
TOTALS	2,588			2,169	217,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	122.6568	139.83	303,291	2004	2004	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2016 Heated Area: 1784 HX Base Yr 2016



291 SW PHILLIPS CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,308
TOTAL MARKET OB/XF VALUE		28,777
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		281,085
SOH/AGL Deduction		98,663
ASSESSED VALUE		182,422
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,011
TOTAL JUST VALUE		281,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22495	POOL	205	11/12/2004
21108	SFR	319	08/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0943	11/30/2015	WD	Q	I	01	200,000
GRANTOR: PAUL SCOTT & JESSIE						
GRANTEE: THOMAS W JR & CARRI						
1185/0839	12/03/2009	WD	Q	I	01	200,000
GRANTOR: CYNTHIA D FETHEROL						
GRANTEE: PAUL & JESSIE GERHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S7 W18 S32 FGR= S23 E14 N1 E8 N22 W22$ E30 FOP= S4 E14 N6 W3 N4 W8 S6 W3$ E3 N6 E8 S4 E15 N30 FSP= N7 W28 S7 E28$ W28 N7$.

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	100	0	0	1,833.00	UT	2.00	2.00	100	2004	2004	3	100	3,666	
2	0280	POOL R/CON	0	100	0	0	361.00	UT	70.00	70.00	100	2005	2005	3	47	11,877	
3	0282	POOL ENCL	0	100	29	38	1,102.00	UT	15.00	15.00	100	2005	2005	3	40	6,612	
4	0060	CARPORT F	0	100	24	34	1.00	UT	5,712.00	5,712.00	100	2024	2023		100	5,712	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	910.00	910.00	100	2024	2023		100	910	

LAND DESCRIPTION

TOTAL OB/XF 28,777

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	100		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 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS