

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS																																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND																														
1	SINGLE FAM	100%	- 2016							Heated Area: 1784																														
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr><td>BAS</td><td>1,784</td><td>100</td><td></td><td>1,784</td><td>175,604</td></tr> <tr><td>FGR</td><td>498</td><td>55</td><td></td><td>274</td><td>26,970</td></tr> <tr><td>FOP</td><td>110</td><td>30</td><td></td><td>33</td><td>3,249</td></tr> <tr><td>FSP</td><td>196</td><td>40</td><td></td><td>78</td><td>7,678</td></tr> </tbody> </table>											AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,784	100		1,784	175,604	FGR	498	55		274	26,970	FOP	110	30		33	3,249	FSP	196	40		78	7,678
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TOTALS		2,588		2,169	213,501																																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			213,501
TOTAL MARKET OB/XF VALUE			28,777
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			277,278
SOH/AGL Deduction			94,856
ASSESSED VALUE			182,422
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			131,011
TOTAL JUST VALUE			277,278
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						

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

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

BLD DATE											LGL DATE				
XF DATE											LAND DATE				
INC DATE											AG DATE				
291 SW PHILLIPS CIR, LAKE CITY											04/14/2026 MLU				

BUILDING NOTES										
<p>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\$.</p>										

REVIEW DATE											BY				
09/22/2023											ks				

Total Acres:											Total Land Value:					Market:					Agricultural:					Common:				
0.50											35,000					0					0					35,000				

PRINTED 06/26/2026 BY SYS																								
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