LOTS 10 & 11 TURKEY RUN S/D.
ORB 984-519, 1040-2085,

HENDON OTIS JR/HENDON LARETHA
297 SW PHILLIP CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-210

BUILDING CHARACTERISTICS

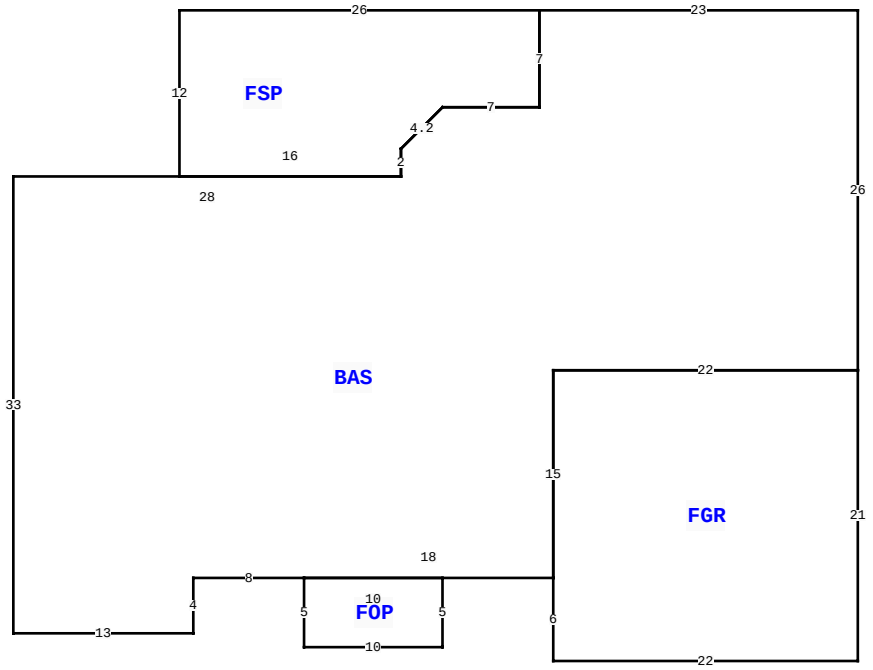
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,813	100		1,813	176,527
FGR	462	55		254	24,731
FOP	50	30		15	1,460
FSP	267	40		107	10,418
TOTALS	2,592			2,189	213,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	113.4840	124.83	273,253	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1813 HX Base Yr 2004



297 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		213,137
TOTAL MARKET OB/XF VALUE		2,946
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		286,083
SOH/AGL Deduction		104,769
ASSESSED VALUE		181,314
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,903
TOTAL JUST VALUE		286,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050841	Roof Replacement	18,000	09/17/2024
20802	SFR	322	06/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/0519	5/19/2003	WD	Q	V		19,500

GRANTOR: PHILLIPS

GRANTEE: HENDON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= W26 S12 E16 N2 R3 U3 E7 N7$ S7 W7 D3 L3 S2 W28 S33 E13 N4 E8 FOP= S5 E10 N5 W10$ E18 FGR= S6 E22 N21 W22 S15$ N15 E22 N26$.

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	1,473.00	UT	2.00	2.00	100	2003	2003	3	100	2,946	

LAND DESCRIPTION

TOTAL OB/XF 2,946

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							
2	0000	C	VAC RES	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 10/17/2024 BY JS Total Acres: 1.16 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS