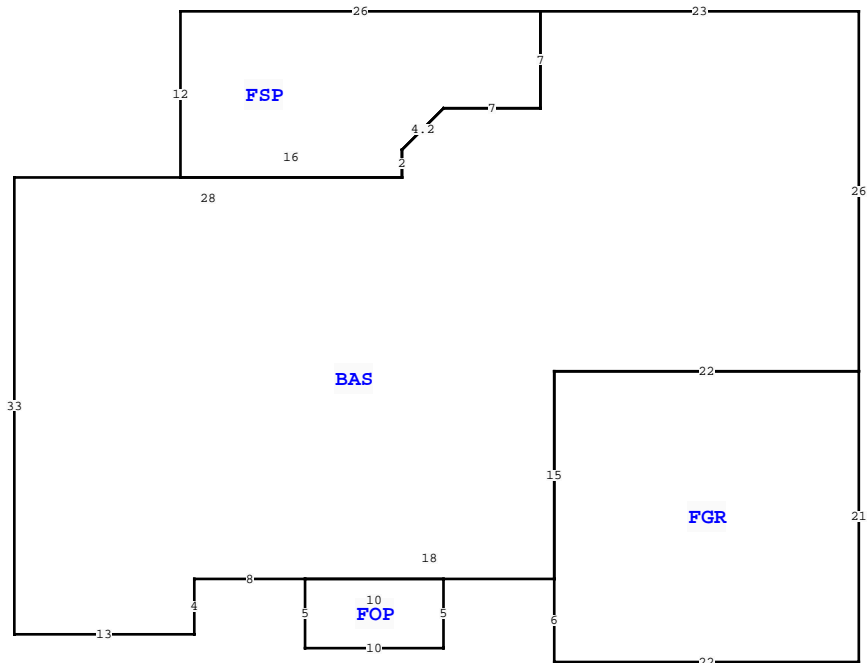


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004								
Heated Area: 1813 HX Base Yr 2004											



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	179,737
FGR	462	55		254	25,181
FOP	50	30		15	1,487
FSP	267	40		107	10,608
TOTALS	2,592			2,189	217,013

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	217,013			
TOTAL MARKET OB/XF VALUE	2,946			
TOTAL LAND VALUE - MARKET	70,000			
TOTAL MARKET VALUE	289,959			
SOH/AGL Deduction	113,926			
ASSESSED VALUE	176,033			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	124,622			
TOTAL JUST VALUE	289,959			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	292,741			

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	Q	V		19,500

GRANTOR: PHILLIPS
GRANTEE: HENDON

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	UT	2.00	2.00	100	2003	2003	3	100	2,946	

TOTAL OB/XF												2,946					
297 SW PHILLIPS CIR, LAKE CITY												BLD DATE		LGL DATE		04/03/2025	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

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\$.											

LAND DESCRIPTION												TOTAL OB/XF												2,946				
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											
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											