LOT 13 TURKEY RUN S/D.

972-1854, 991-2691.

HOLLINGSWORTH SCOTT E/HOLLINGSWORTH LAURA E
359 SW PHILLIPS CIRCLE
LAKE CITY, FL 32024

**2027**

**03-4S-16-02739-213**

## BUILDING CHARACTERISTICS

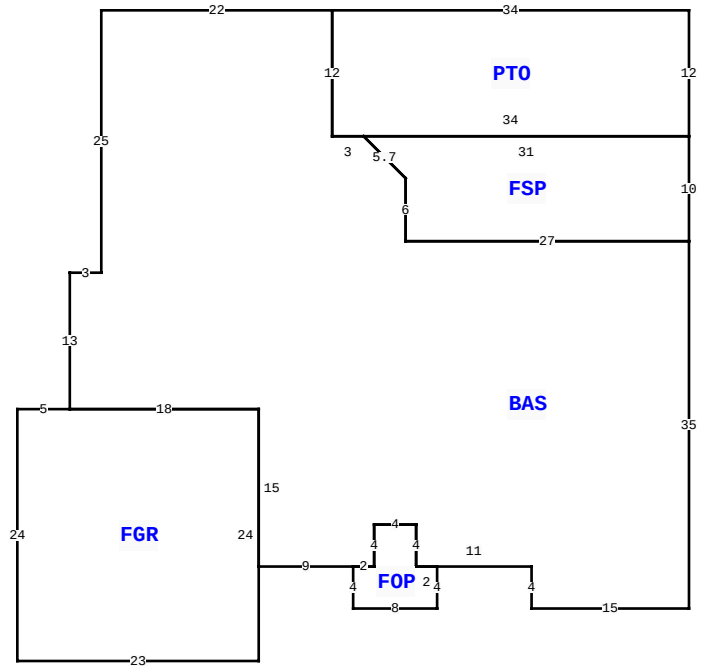
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 2,140 | 100 | | 2,140 | 225,983 |
| FGR | 552 | 55 | | 304 | 32,102 |
| FOP | 48 | 30 | | 14 | 1,478 |
| FSP | 278 | 40 | | 111 | 11,721 |
| PTO | 408 | 5 | | 20 | 2,112 |
| TOTALS | 3,426 | | | 2,589 | 273,397 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,589 | 121.5200 | 133.67 | 346,072 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 2140 HX Base Yr 2005




359 SW PHILLIPS CIR, LAKE CITY

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

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,040.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 4,080 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 210.00 | UT | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 100 | 1,575 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,800 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 273,397 |
| TOTAL MARKET OB/XF VALUE | | 8,655 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 317,052 |
| SOH/AGL Deduction | | 102,112 |
| ASSESSED VALUE | | 214,940 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 163,529 |
| TOTAL JUST VALUE | | 317,052 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050048 | Roof Replacement | 29,485 | 06/05/2024 |
| 21024 | SFR | 355 | 08/29/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0991/2691 | 8/12/2003 | WD | Q | V | | 19,500 |
| GRANTOR: JERRY T WOOD | | | | | | |
| GRANTEE: SCOTT E & LAURA E H | | | | | | |
| 0972/1854 | 1/22/2003 | WD | Q | V | 02 | 155,000 |
| GRANTOR: PHILLIPS | | | | | | |
| GRANTEE: WOOD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 S25 W3 S13 FGR= W5 S24 E23 N24 W18$ E18 S15 E9 FOP= S4 E8 N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E11 S4 E15 N35 FSP= N10 PTO= N12 W34 S12 E34$ W31 D4 R4 S6 E27$ W27 N6 L4 U4 W3 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 8,655

| 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 08/08/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS