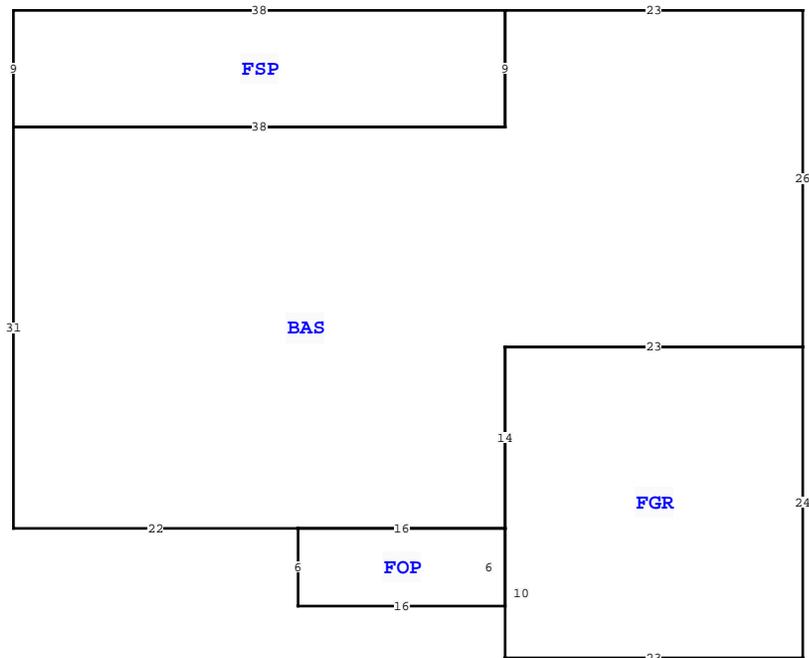


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 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
BAS	1,776	100
FGR	552	55
FOP	96	30
FSP	342	40
TOTALS	2,766	

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		298,853	2003	2003	0	0	22.00	78.00	Heated Area: 1776 HX Base Yr 2004	



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,105
TOTAL MARKET OB/XF VALUE		4,645
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		272,750
SOH/AGL Deduction		103,259
ASSESSED VALUE		169,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,080
TOTAL JUST VALUE		272,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045814	Roof Replacement	12,500	10/31/2022
20446	SFR	311	02/24/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0990/1736	7/29/2003	WD	Q	I		133,000
GRANTOR: WOOD						
GRANTEE: MILITO						
0972/1854	1/22/2003	WD	Q	V	02	155,000
GRANTOR: PHILLIPS						
GRANTEE: WOOD						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	184,326
FGR	552	55		304	31,551
FOP	96	30		29	3,010
FSP	342	40		137	14,219
TOTALS	2,766			2,246	233,105

379 SW PHILLIPS CIR, LAKE CITY

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

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	1,535.00	UT	2.00	2.00	100	2003	2003	3	100	3,070	
2	0120	CLFENCE	4	0	100	210.00	UT	7.50	7.50	100	2007	2007	3	100	1,575	

BUILDING NOTES									

BUILDING DIMENSIONS
 BAS= W23 FSP= W38 S9 E38 N9\$ S9 W38 S31 E22 FOP= S6 E16 N6 W16\$ E16 FGR= S10 E23 N24 W23 S14\$ N14 E23 N26\$.

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							