LOT 15 TURKEY RUN S/D.

1005-707, WD 1017-2132, WD 1031-

SKINNER JAMES H JR/SKINNER SANDRA Y
397 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-215

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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

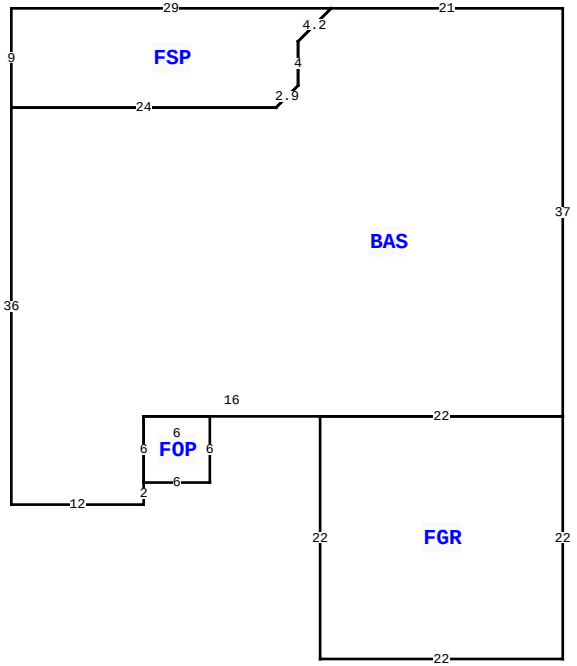
NEIGHBORHOOD/LOC 3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	176,711
FGR	484	55		266	27,488
FOP	36	30		11	1,137
FSP	237	40		95	9,817
TOTALS	2,467			2,082	215,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	118.9220	130.81	272,346	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2014 Heated Area: 1710 HX Base Yr 2014



397 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	992.00	UT	2.00	2.00	100	2004	2004	3	100	1,984	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0031	BARN,MT AE	0	100	18	25	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
4	0251	LEAN TO W/	0	100	12	25	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,153
TOTAL MARKET OB/XF VALUE	9,284
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	259,437
SOH/AGL Deduction	89,489
ASSESSED VALUE	169,948
TOTAL EXEMPTION VALUE	HX HB VX 13 169,948
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	259,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047095	Roof Replacement	23,000	05/01/2023
22110	SFR	524	07/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/1470	10/16/2013	WD	U	I	18	135,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JAMES H JR & SANDRA						
1263/1469	9/04/2013	WD	U	I	18	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W29 S9 E24 R2 U2 N4 R3 U3 $ D3 L3 S4 D2 L2 W24 S36 E12 N2 FOP= E6 N6 W6 S6$ N6 E16 FGR= S22 E22 N22 W22$ E22 N37$.

LAND DESCRIPTION

TOTAL OB/XF 9,284

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 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS