LOT 16 TURKEY RUN S/D.

972-1854, WD 1035-2839. WD 1088-

TERRELL JOSEPH R
417 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-216

BUILDING CHARACTERISTICS

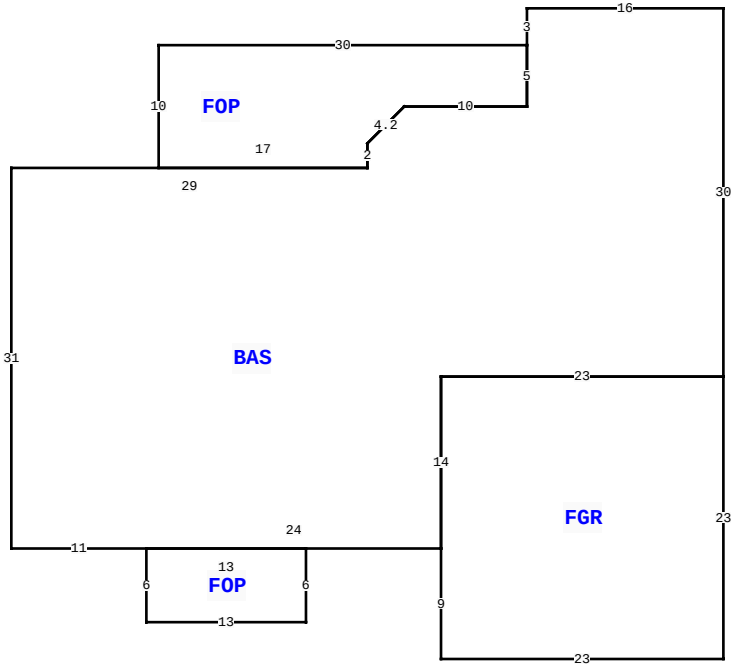
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,745	100		1,745	210,632
FGR	529	55		291	35,126
FOP	78	30		23	2,776
FOP	240	30		72	8,690
TOTALS	2,592			2,131	257,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	135.4716	149.02	317,562	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1745 HX Base Yr 2022



417 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,581.00	UT	2.50	2.50	100	2006	2006	3	100	3,953	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	2007	2007	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,225
TOTAL MARKET OB/XF VALUE		11,553
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,778
SOH/AGL Deduction		28,881
ASSESSED VALUE		274,897
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		218,486
TOTAL JUST VALUE		303,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048557	Roof Replacement	23,000	11/01/2023
23355	SFR	535	07/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2661	10/06/2021	WD	Q	I	01	265,000
GRANTOR: GISMONDI NICOLA M						
GRANTEE: TERRELL JOSEPH R						
1448/678	9/24/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: GISMONDI NICOLA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S3 FOP= W30 S10 E17 N2 R3 U3 E10 N5$ S5 W10 D3 L3 S2 W29 S31 E11 FOP= S6 E13 N6 W13$ E24 FGR= S9 E23 N23 W23 S14$ N14 E23 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,553

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 12/04/2023 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS