

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						STANDARD									
DOR CODE 0000 VACANT																					Tax Group: 2 Tax Dist:										
MAP NUM																					BUILDING MARKET VALUE 0										
NEIGHBORHOOD/LOC 3416.00 1.00/																					TOTAL MARKET OB/XF VALUE 0										
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																					TOTAL LAND VALUE - MARKET 35,000										
																					TOTAL MARKET VALUE 35,000										
																					SOH/AGL Deduction 0										
																					ASSESSED VALUE 35,000										
																					TOTAL EXEMPTION VALUE 0										
																					BASE TAXABLE VALUE 35,000										
																					TOTAL JUST VALUE 35,000										
																					NCON VALUE 0										
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE 35,000										
TOTALS																					PERMIT NUM DESCRIPTION AMT ISSUED										
EXTRA FEATURES																					21024 SFR 355 08/29/2003										
435 SW PHILLIPS CIR, LAKE CITY																					SALES DATA										
																					OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE										
																					1532/3 1/24/2025 WD Q V 05 60,000										
																					GRANTOR: ALKA & RUPAL PATEL										
																					GRANTEE: COTTON JEWEL										
																					1020/0537 7/06/2004 WD Q V 51,000										
																					GRANTOR: EVERETT A & KATHY J P										
																					GRANTEE: ALKA & RUPAL PATEL										
																					BUILDING NOTES										
																					BUILDING DIMENSIONS										
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		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 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS																															