

LOT 19 TURKEY RUN S/D.  
1005-707, 1015-178, WD 1254-  
2448,

RILEY JAMES JOSEPH/RILEY NORA S  
455 SW PHILLIPS CIR  
LAKE CITY, FL 32024

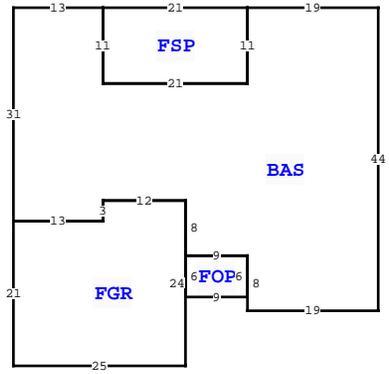
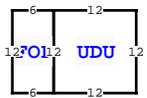
2026

03-4S-16-02739-219



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	1,668	100	
FGR	561	55	
FOP	54	30	
FOP	72	30	
FSP	231	40	
UDU	144	55	
TOTALS	2,730		

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%	- 2015		300,400	2004	2004	0	0	21.00	79.00
				Heated Area: 1668							
					HX Base Yr 2015						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		237,316	
TOTAL MARKET OB/XF VALUE		15,692	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		288,008	
SOH/AGL Deduction		110,157	
ASSESSED VALUE		177,851	
TOTAL EXEMPTION VALUE		101,411	
BASE TAXABLE VALUE		76,440	
TOTAL JUST VALUE		288,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,452	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050666	Roof Replacement	16,200	08/26/2024
22546	POOL	165	12/01/2004
21926	SFR	478	06/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/2448	5/17/2013	WD Q	Q	I	01	178,900
GRANTOR: SHERRON G ROBINSON (S)						
GRANTEE: JAMES JOSEPH & NORA						
1015/0178	5/11/2004	WD Q	Q	I		149,500
GRANTOR: WOOD						
GRANTEE: ROBINSON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,144.00	UT	2.00	2.00	100	2004
2	0280	POOL R/CON	0	100	10	240.00	UT	70.00	70.00	100	2005
3	0282	POOL ENCL	0	100	27	34	918.00	UT	15.00	100	2005

TOTAL OB/XF												15,692			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/14/2026	MLU		

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W19 FSP= W21 S11 E21 N11\$ S11 W21 N11 W13 S31 FGR= S21 E25 N24 W12 S3 W13 \$ E13 N3 E12 S8 FOP= S6 E9 N6 W9\$ E9 S8 E19 N44\$ PTR= N30 UDU= N12 W12 FOP= W6 S12 E6 N12\$ S12 E12\$ S30\$.											

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							