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

**2027**

**03-4S-16-02739-219**

## BUILDING CHARACTERISTICS

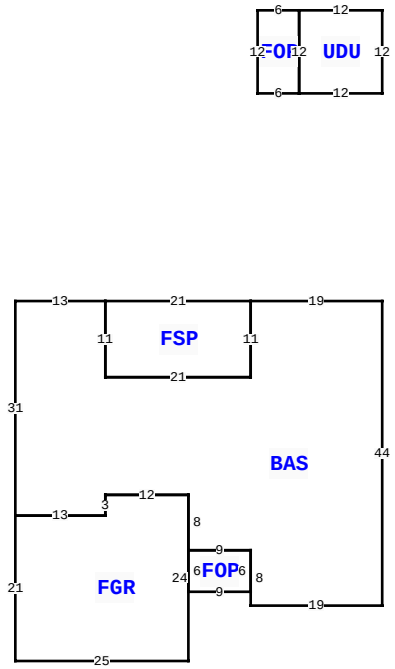
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,668 | 100 | | 1,668 | 174,716 |
| FGR | 561 | 55 | | 309 | 32,366 |
| FOP | 54 | 30 | | 16 | 1,676 |
| FOP | 72 | 30 | | 22 | 2,304 |
| FSP | 231 | 40 | | 92 | 9,636 |
| UDU | 144 | 55 | | 79 | 8,275 |
| TOTALS | 2,730 | | | 2,186 | 228,975 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,186 | 120.5400 | 132.59 | 289,842 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1668 HX Base Yr 2015




455 SW PHILLIPS CIR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 228,975 |
| TOTAL MARKET OB/XF VALUE | 15,692 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 279,667 |
| SOH/AGL Deduction | 96,480 |
| ASSESSED VALUE | 183,187 |
| TOTAL EXEMPTION VALUE | HX HB SX 101,411 |
| BASE TAXABLE VALUE | 81,776 |
| TOTAL JUST VALUE | 279,667 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 283,829 |

| 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 | I | 01 | 178,900 |
| GRANTOR: SHERRON G ROBINSON (S | | | | | | |
| GRANTEE: JAMES JOSEPH & NORA | | | | | | |
| 1015/0178 | 5/11/2004 | WD | Q | I | | 149,500 |
| GRANTOR: WOOD | | | | | | |
| GRANTEE: ROBINSON | | | | | | |

## 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$.

## 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 | 1,144.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 2,288 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 10 | 24 | 240.00 | UT | 70.00 | 70.00 | 100 | 2005 | 2005 | 3 | 47 | 7,896 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 27 | 34 | 918.00 | UT | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 40 | 5,508 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,692

| 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 09/18/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS