

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

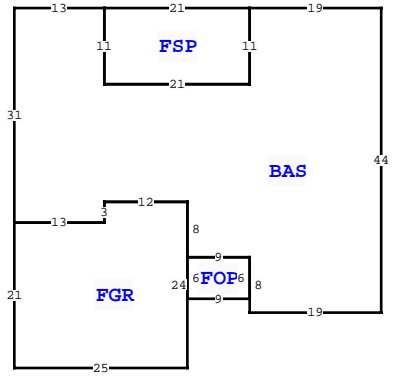
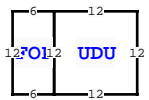
2026

03-4S-16-02739-219



BUILDING CHARACTERISTICS		
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 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 Units	05	CONV 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
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		295,110	2004	2004	0	0	21.00	79.00
Heated Area: 1668						HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		233,137	
TOTAL MARKET OB/XF VALUE		15,692	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		283,829	
SOH/AGL Deduction		105,978	
ASSESSED VALUE		177,851	
TOTAL EXEMPTION VALUE		101,411	
BASE TAXABLE VALUE		76,440	
TOTAL JUST VALUE		283,829	
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	1,144.00	UT	2.00	2.00	100	2004	2004	3	100	2,288	
2	0280	POOL R/CON	0	100	10	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	100	2005	2005	3	40	5,508	

BLD DATE		LGL DATE	
XF DATE	INC 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 15,692																								
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							