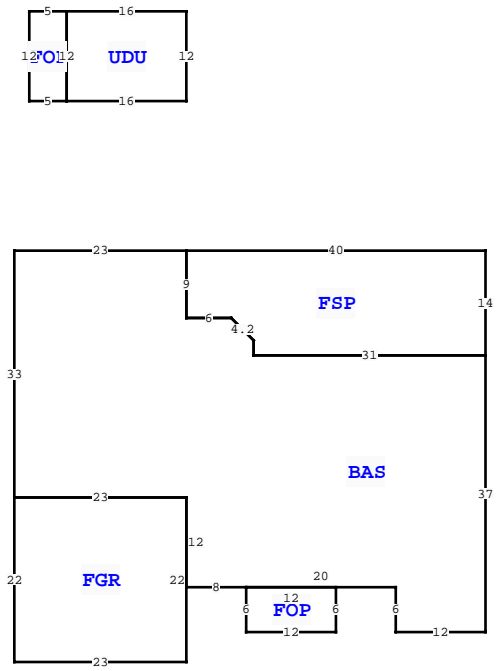


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	15 HARDTILE 70				
Interior Floo	14 CARPET 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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	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	2,112	100		2,112	224,954
FGR	506	55		278	29,610
FOP	60	30		18	1,918
FOP	72	30		22	2,343
FSP	520	40		208	22,154
UDU	192	55		106	11,290
TOTALS	3,462			2,744	292,269

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%	- 2021									Heated Area: 2112	HX Base Yr 2021



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	292,269			
TOTAL MARKET OB/XF VALUE	2,096			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	329,365			
SOH/AGL Deduction	82,041			
ASSESSED VALUE	247,324			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	195,913			
TOTAL JUST VALUE	329,365			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	333,018			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052142	Roof Replacement	20,911	01/27/2025
22305	SFR	626	09/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2104	12/21/2020	WD Q	Q	I	01	259,500
GRANTOR: CREEL JANET L						
GRANTEE: FRAZIER VIRGIL F						
1329/1195	1/20/2017	WD Q	Q	I	01	209,000
GRANTOR: STEVEN D & CINTHIA LI						
GRANTEE: JANET L CREEL						

EXTRA FEATURES														495 SW PHILLIPS CIR, LAKE CITY		
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	0	UT	2.00	2.00	100	2005	2005	3	100	2,096	

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W23 S33 FGR= S22 E23 N22 W23\$ E23 S12 E8 FOP= S6 E12 N6 W12\$ E20 S6 E12 N37 FSP= N14 W40 S9 E6 D3 R3 S2 E31\$ W31 N2 L3 U3 W6 N9 \$ PTR= N20 UDU= N12 W16 FOP= W5 S12 E5 N12\$ S12 E16\$ S20\$.													

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							