

LOT 21 TURKEY RUN S/D.
972-1854, WD 1050-1982, WD 1252-

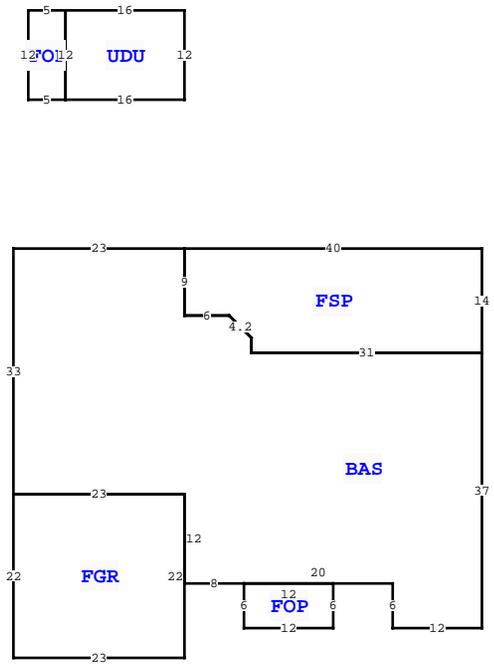
FRAZIER VIRGIL F/FRAZIER TERRY K
495 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-221

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 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
BAS	2,112	100	
FGR	506	55	
FOP	60	30	
FOP	72	30	
FSP	520	40	
UDU	192	55	
TOTALS	3,462		
		2,744	297,494

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			297,494	
TOTAL MARKET OB/XF VALUE			2,096	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			334,590	
SOH/AGL Deduction			87,266	
ASSESSED VALUE			247,324	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			195,913	
TOTAL JUST VALUE			334,590	
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	I	01	259,500
GRANTOR: CREEL JANET L						
GRANTEE: FRAZIER VIRGIL F						
1329/1195	1/20/2017	WD	Q	I	01	209,000
GRANTOR: STEVEN D & CINTHIA LI						
GRANTEE: JANET L CREEL						

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	0		2.00	2.00	100	2005	2005	3	100	2,096	

495 SW PHILLIPS CIR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL 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								