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

2027

03-4S-16-02739-221

BUILDING CHARACTERISTICS

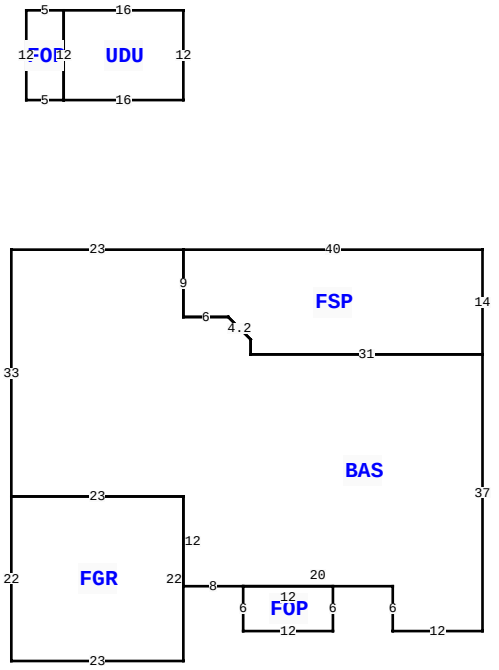
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	220,932
FGR	506	55		278	29,081
FOP	60	30		18	1,883
FOP	72	30		22	2,302
FSP	520	40		208	21,758
UDU	192	55		106	11,089
TOTALS	3,462			2,744	287,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,744	118.8740	130.76	358,805	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 2112 HX Base Yr 2021



495 SW PHILLIPS CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		287,044
TOTAL MARKET OB/XF VALUE		2,096
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,140
SOH/AGL Deduction		69,396
ASSESSED VALUE		254,744
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,333
TOTAL JUST VALUE		324,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,365

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						

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$.

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	1,048.00	UT	2.00	2.00	100	2005	2005	3	100	2,096	

LAND DESCRIPTION

TOTAL OB/XF 2,096

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 02/17/2025 BY jerry Total Acres: 0.64 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS