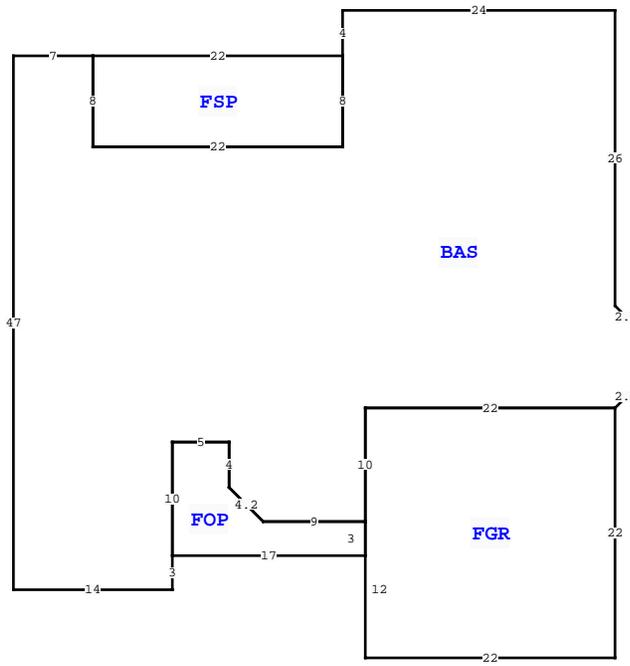




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	3416.70	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,932	100	
FGR	484	55	
FOP	91	30	
FSP	176	40	
TOTALS	2,683		
		2,295	257,218

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%	- 2025									Heated Area: 1932 HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	257,218			
TOTAL MARKET OB/XF VALUE	2,592			
TOTAL LAND VALUE - MARKET	91,000			
TOTAL MARKET VALUE	350,810			
SOH/AGL Deduction	203,340			
ASSESSED VALUE	147,470			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	96,059			
TOTAL JUST VALUE	350,810			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	349,494			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049655	Roof Replacement	12,000	04/18/2024
21548	SFR	598	02/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2468	4/12/2019	WD Q	Q	V	01	12,000
GRANTOR: MARINA I TAUBLER						
GRANTEE: CLAY & CORINA TURNE						
1296/0813	6/11/2015	WD Q	Q	V	01	15,500
GRANTOR: ALKA PATEL & RUPAL PA						
GRANTEE: CLAY W & CORINA TUR						

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	0		2.00	100	2004	2004	3	100	2,292	
2	0296	SHED METAL	0	100	0	0	0		0.00	100	2014	2014	3	100	300	

TOTAL OB/XF														2,592	
565 SW PHILLIPS CIR, LAKE CITY															
BLD DATE														04/03/2025	
XF DATE														MLU	
INC DATE															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 S4 FSP= W22 S8 E22 N8\$ S8 W22 N8 W7 S47 E14 N3 FOP= E17 N3 W9 U3 L3 N4 W5 S10\$ N10 E5 S4 R3 D3 E9 FGR= S12 E22 N22 W22 S10 \$ N10 E22 U2 R2 N5 L2 U2 N26\$.													

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							
2	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							
3	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							