LOT 1 TURKEY RUN ADDITION, REPLA
& 26 TURKEY RUN S/D.

TURNER CORINA/TURNER CLAY W
565 SW PHILLIPS CIR
LAKE CITY, FL 32024

**2027**

**03-4S-16-02739-225**

## BUILDING CHARACTERISTICS

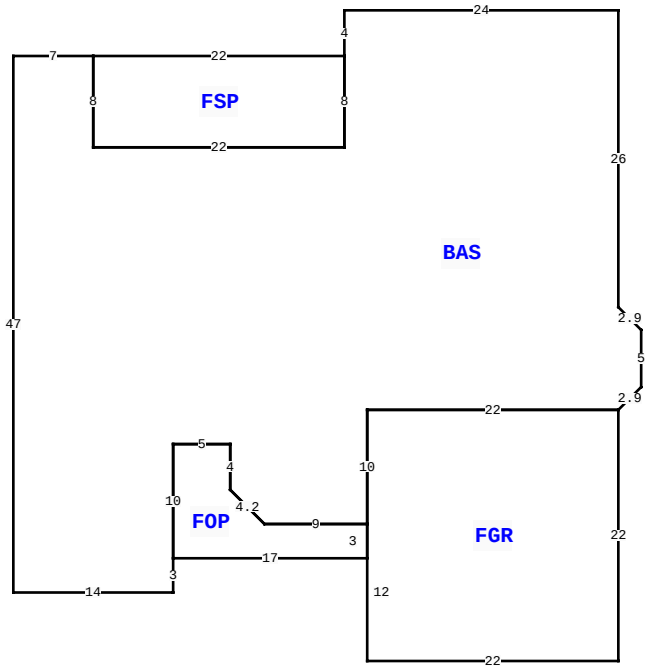
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,932 | 100 | | 1,932 | 208,932 |
| FGR | 484 | 55 | | 266 | 28,766 |
| FOP | 91 | 30 | | 27 | 2,920 |
| FSP | 176 | 40 | | 70 | 7,570 |
| TOTALS | 2,683 | | | 2,295 | 248,189 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,295 | 124.4430 | 136.89 | 314,163 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1932 HX Base Yr 2025




565 SW PHILLIPS CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 1,146.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 2,292 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 248,189 |
| TOTAL MARKET OB/XF VALUE | 2,592 |
| TOTAL LAND VALUE - MARKET | 91,000 |
| TOTAL MARKET VALUE | 341,781 |
| SOH/AGL Deduction | 186,341 |
| ASSESSED VALUE | 155,440 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 104,029 |
| TOTAL JUST VALUE | 341,781 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 346,295 |

| 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 | V | 01 | 12,000 |
| GRANTOR: MARINA I TAUBLER | | | | | | |
| GRANTEE: CLAY & CORINA TURNE | | | | | | |
| 1296/0813 | 6/11/2015 | WD | Q | V | 01 | 15,500 |
| GRANTOR: ALKA PATEL & RUPAL PA | | | | | | |
| GRANTEE: CLAY W & CORINA TUR | | | | | | |

## 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 2,592

| 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 | | | | | | | |
| 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 | | | | | | | |

REVIEW DATE 07/15/2024 BY JS Total Acres: 1.88 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 11/16/2026 BY SYS