LOT 35 TURKEY RUN S/D.
1008-1565, FJ 1018-647, WD 1123-

POST MICHAEL CHRISTOPHER/POST ANNE MARIE
196 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-235

COLUMBIA COUNTY PROPERTY

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	14	CARPET 50
Interior Floo	15	HARDTILE 50
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

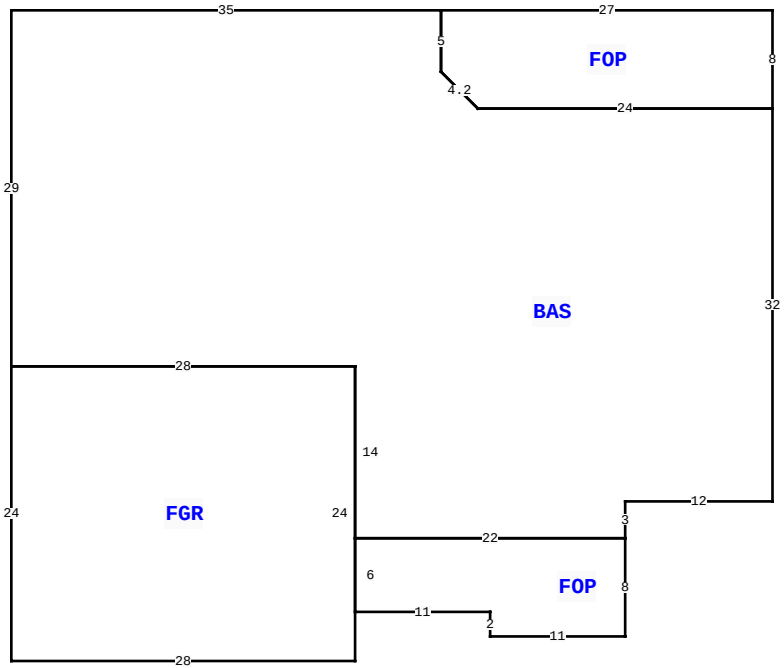
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100		2,027	216,500
FGR	672	55		370	39,519
FOP	154	30		46	4,913
FOP	212	30		64	6,836
TOTALS	3,065			2,507	267,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	117.1100	133.51	334,710	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 2027 HX Base Yr 2023



196 SW PHILLIPS CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		267,768
TOTAL MARKET OB/XF VALUE		5,636
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		308,404
SOH/AGL Deduction		17,146
ASSESSED VALUE		291,258
TOTAL EXEMPTION VALUE	HX HB 13	291,258
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		308,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054165	Roof Replacement	36,762	09/29/2025
22187	SFR	605	08/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/1061	6/21/2022	QC	U	I	11	100
GRANTOR: POST COURTNEY ANNE						
GRANTEE: POST MICHAEL CHRIST						
1413/0478	6/05/2020	WD	Q	I	01	231,900
GRANTOR: MICHAEL S & ROXI M JO						
GRANTEE: COURTNEY ANNE POST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S29 FGR= S24 E28 N24 W28$ E28 S14 FOP= S6 E11 S2 E11 N8 W22$ E22 N3 E12 N32 FOP= N8 W27 S5 D3 R3 E24$ W24 L3 U3 N5$.

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	1,268.00	UT	2.00	2.00	100	2005	2005	3	100	2,536	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,636

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 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS