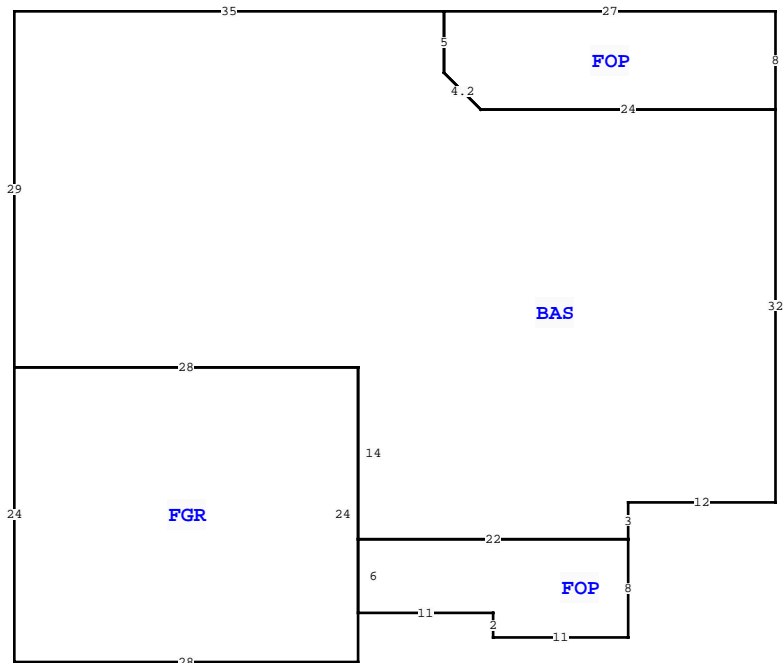


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	2023									Heated Area: 2027	HX Base Yr 2023



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	212,689
FGR	672	55		370	38,823
FOP	154	30		46	4,826
FOP	212	30		64	6,715
TOTALS	3,065			2,507	263,054

196 SW PHILLIPS CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	263,054			
TOTAL MARKET OB/XF VALUE	5,636			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	303,690			
SOH/AGL Deduction	12,432			
ASSESSED VALUE	291,258			
TOTAL EXEMPTION VALUE	HX HB 13 291,258			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	303,690			
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\$.	

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	1,268.00	UT	2.00	2.00	100	2005	2005	3	100	2,536	
2	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
<b>TOTAL OB/XF</b> 5,636																

LAND DESCRIPTION																								
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							