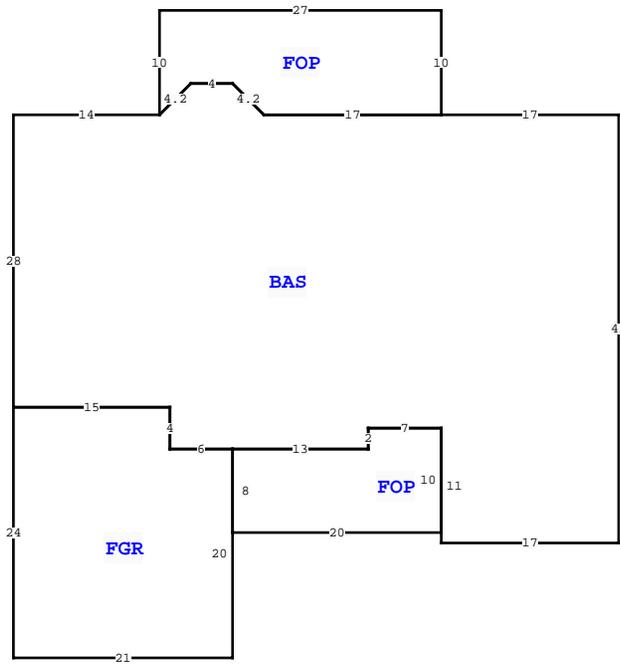




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,956	100	
FGR	480	55	
FOP	174	30	
FOP	249	30	
TOTALS	2,859		

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%	2005								
Heated Area: 1956						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		248,379	
TOTAL MARKET OB/XF VALUE		7,834	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		291,213	
SOH/AGL Deduction		107,274	
ASSESSED VALUE		183,939	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		132,528	
TOTAL JUST VALUE		291,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051422	Generator	0	11/07/2024
000050451	Roof Replacement	19,000	07/29/2024
21104	SFR	337	08/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1020/0478	6/30/2004	WD	Q	I		178,000
GRANTOR: NORTH CENTRAL FLORIDA						
GRANTEE: CESA & JAZELL JUSIN						
0998/0439	10/23/2003	WD	Q	V		17,500
GRANTOR: EVERETT PHILLIP						
GRANTEE: NORTH FLORIDA BUILD						

EXTRA FEATURES		224 SW PHILLIPS CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2.00
3	0169	FENCE/WOOD	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FOP= N10 W27 S10 R3 U3 E4 D3 R3 E17\$ W17 L3 U3 W4 D3 L3 W14 S28 FGR= S24 E21 N20 W6 N4 W15\$ E15 S4 E6 FOP= S8 E20 N10 W7 S2 W13\$ E13 N2 E7 S11 E17 N41\$.	

LAND DESCRIPTION		TOTAL OB/XF															7,834							
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							