LOT 36 TURKEY RUN S/D. ORB 998
-439, WD 1020-478.

JUSINO CESAR/JUSINO JAZELLE
P O BOX 891
LAKE CITY, FL 32056-0891

2027

03-4S-16-02739-236

BUILDING CHARACTERISTICS

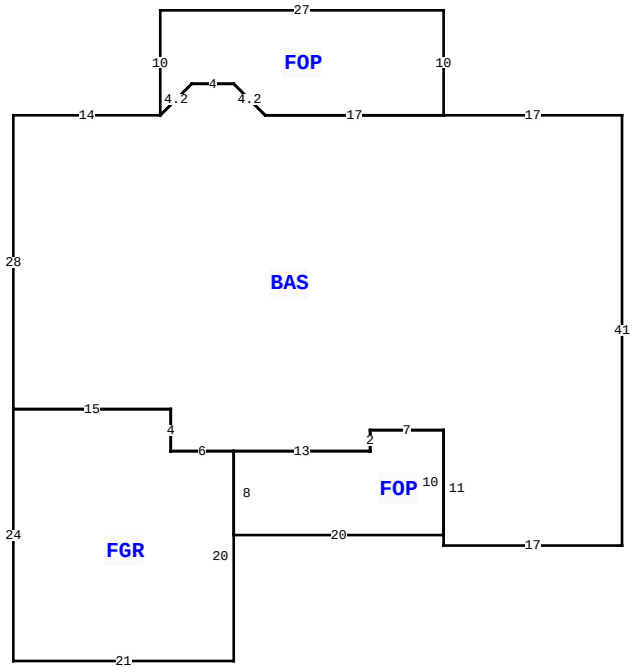
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	199,738
FGR	480	55		264	26,959
FOP	174	30		52	5,310
FOP	249	30		75	7,659
TOTALS	2,859			2,347	239,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	117.5130	129.26	303,373	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1956 HX Base Yr 2005



224 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,367.00	UT	2.00	2.00	100	2004	2004	3	100	2,734	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,665
TOTAL MARKET OB/XF VALUE	7,834
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	282,499
SOH/AGL Deduction	93,042
ASSESSED VALUE	189,457
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	138,046
TOTAL JUST VALUE	282,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,856

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						

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

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 08/28/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS