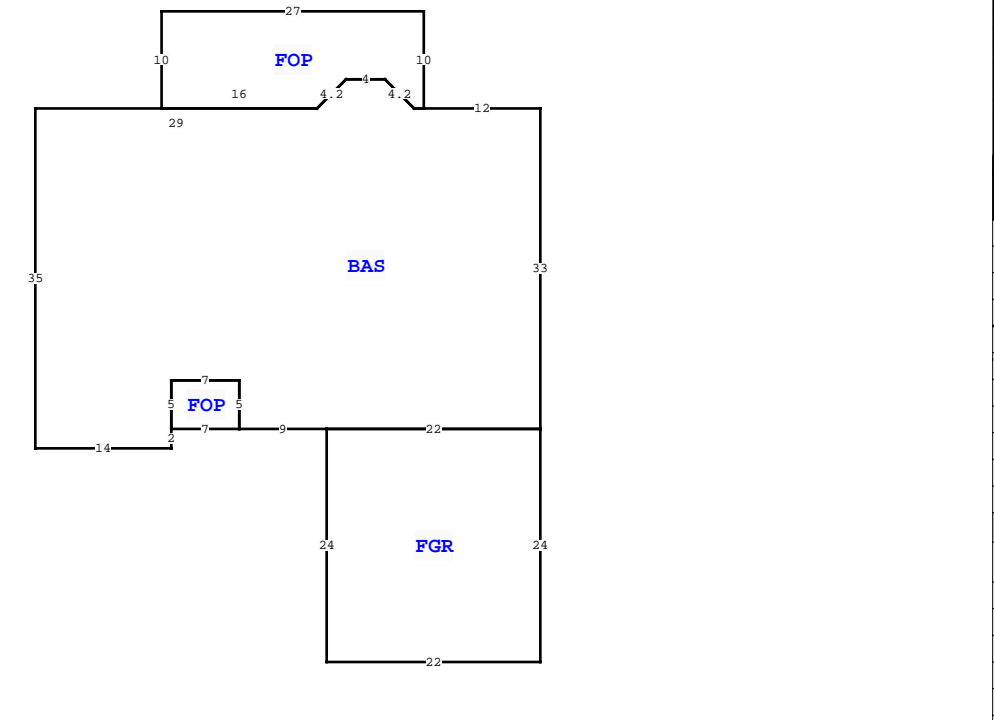


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	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		
0100	01	2,105	111.8700	125.29	263,735	2005	2005	0	0	29.00	71.00		
1 SINGLE FAM 100% - 2016 Heated Area: 1730 HX Base Yr 2016													



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	1,730	100		1,730	153,894
FGR	528	55		290	25,797
FOP	35	30		10	890
FOP	249	30		75	6,672
TOTALS	2,542			2,105	187,252

246 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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			187,252	
TOTAL MARKET OB/XF VALUE			4,652	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			226,904	
SOH/AGL Deduction			76,855	
ASSESSED VALUE			150,049	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			98,638	
TOTAL JUST VALUE			226,904	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			230,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051330	Roof Replacement	43,964	10/31/2024
22077	SFR	550	07/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/1125	10/29/2015	WD U		I	12	147,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: JASON M & AMANDA M						
1289/2682	2/03/2015	WD U		I	12	100
GRANTOR: FREEDOM MORTGAGE CORP						
GRANTEE: SECRETARY OF VETERA						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0120

BUILDING NOTES	
BAS= W12 FOP= N10 W27 S10 E16 R3 U3 E4 D3 R3 E1\$ W1 L3 U3 W4 D3 L3 W29 S35 E14 N2 FOP= E7 N5 W7 S5\$ N5 E7 S5 E9 FGR= S24 E22 N24 W22\$ E22 N33\$.	

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	0		2.00	100	2005	2005	3	100	3,452	
2	0120	CLFENCE 4	0	100	0	0		0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF														4,652								
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							