LOT 37 TURKEY RUN S/D.
1006-2881, WD 1042-1334, WD 1067

STRICKLAND JASON M/STRICKLAND AMANDA M
246 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-237

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

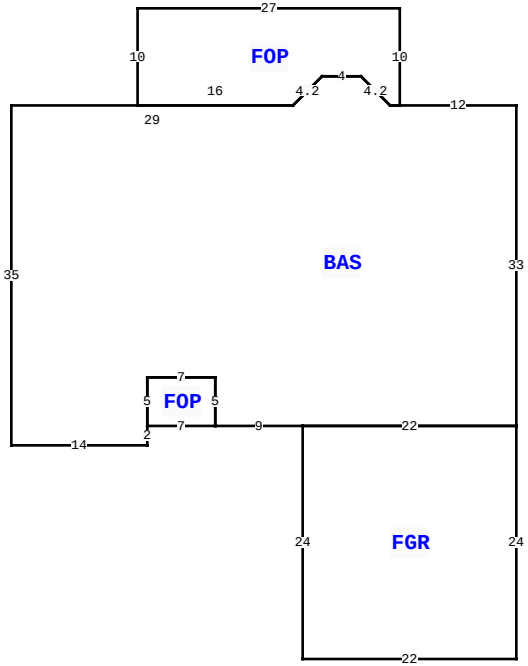
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,730	100		1,730	156,645
FGR	528	55		290	26,259
FOP	35	30		10	905
FOP	249	30		75	6,791
TOTALS	2,542			2,105	190,600

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	127.53	268,451	2005	2005	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2016 Heated Area: 1730 HX Base Yr 2016



246 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		190,600
TOTAL MARKET OB/XF VALUE		4,652
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		230,252
SOH/AGL Deduction		80,203
ASSESSED VALUE		150,049
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,638
TOTAL JUST VALUE		230,252
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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	1,726.00	UT	2.00	2.00	100	2005	2005	3	100	3,452	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,652

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 12/17/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS