LOT 39 TURKEY RUN S/D.
WD 1019-1458, WD 1034-1952.
WD 1066-1920.

MCNAULL BEVERLY H TRUSTEE
604 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-239

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

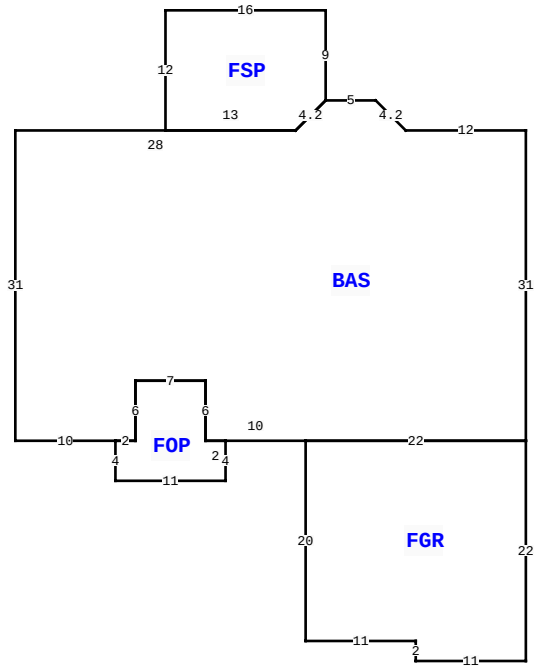
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,563	100		1,563	165,457
FGR	462	55		254	26,888
FOP	86	30		26	2,752
FSP	188	40		75	7,940
TOTALS	2,299			1,918	203,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	114.6420	130.69	250,663	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2026 Heated Area: 1563 HX Base Yr



604 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	203,037
TOTAL MARKET OB/XF VALUE	8,751
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	246,788
SOH/AGL Deduction	0
ASSESSED VALUE	246,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,788
TOTAL JUST VALUE	246,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044988	Solar Power Syste	12,358	07/18/2022
000044589	Roof Replacement	17,941	06/02/2022
24111	SFR	523	02/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1066/1920	11/30/2005	WD	Q	V		49,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: BEVERLY MCNAULL						
1034/1952	1/03/2005	WD	Q	V	01	48,000
GRANTOR: STEPHEN CRAWFORD						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 L3 U3 W5 FSP= N9 W16 S12 E13 R3 U3 $ D3 L3 W28 S31 E10 FOP= S4 E11 N4 W2 N6 W7 S6 W2$ E2 N6 E7 S6 E10 FGR= S20 E11 S2 E11 N22 W22$ E22 N31$.

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	0120	CLFENCE 4	0	0	0	0	296.00	UT	6.00	6.00	100	2006	2006	3	100	1,776	
2	0166	CONC,PAVMT	0	0	0	0	1,638.00	UT	2.50	2.50	100	2006	2006	3	100	4,095	
3	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 8,751

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	0		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 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS