LOT 40 TURKEY RUN S/D.

WD 1019-1458, WD 1034-1952, WD 1

STATEN BRUCE/STATEN JENNIFER
586 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-240

BUILDING CHARACTERISTICS

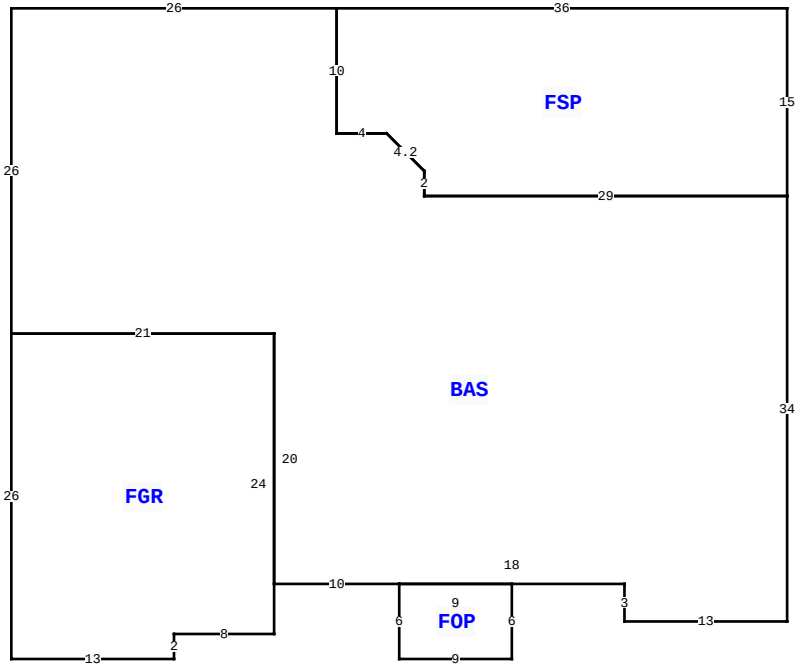
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,962	100		1,962	190,380
FGR	530	55		292	28,334
FOP	54	30		16	1,553
FSP	510	40		204	19,795
TOTALS	3,056			2,474	240,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	126.0182	138.62	342,946	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2022 Heated Area: 1962 HX Base Yr 2022



586 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	0166	CONC,PAVMT	0	100	0	0	2,124.00	UT	2.50	2.50	50	2005	2005	3	50	2,655	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,062
TOTAL MARKET OB/XF VALUE		5,855
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		280,917
SOH/AGL Deduction		50,390
ASSESSED VALUE		230,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,116
TOTAL JUST VALUE		280,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042129	Roof Replacement	10,000	06/11/2021
23287	SFR	610	06/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1729	4/28/2021	WD	Q	I	01	285,000
GRANTOR: STEVENS LINDA L						
GRANTEE: STATEN BRUCE						
1405/2290	2/18/2020	LE	U	I	14	100
GRANTOR: LINDA L STEVENS (ENH						
GRANTEE: JAYNE A BURNS & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 FGR= S26 E13 N2 E8 N24 W21$ E21 S20 E10 FOP= S6 E9 N6 W9$ E18 S3 E13 N34 FSP= N15 W36 S10 E4 R3 D3 S2 E29$ W29 N2 U3 L3 W4 N10$.

LAND DESCRIPTION

TOTAL OB/XF 5,855

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 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS