LOT 41 TURKEY RUN S/D.

ORB WD 1000-2439, WD 1029-1118,

HARRIS CARL/HARRIS CHERYL L
566 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-241

BUILDING CHARACTERISTICS

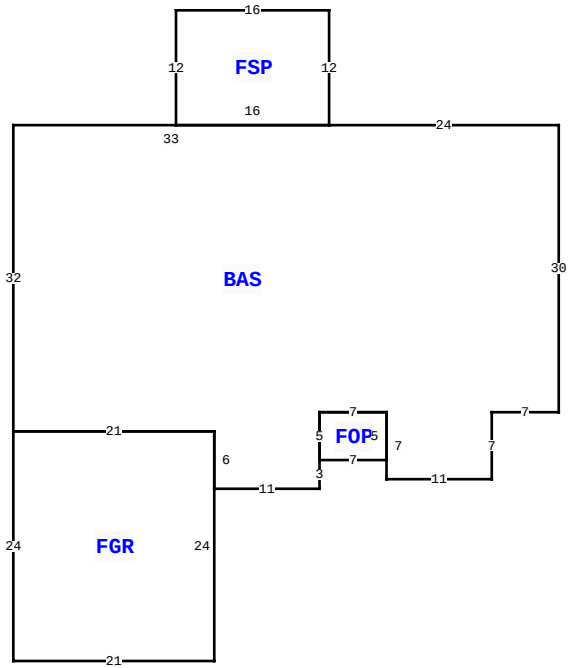
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,917	100		1,917	202,823
FGR	504	55		277	29,307
FOP	35	30		10	1,058
FSP	192	40		77	8,147
TOTALS	2,648			2,281	241,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,281	116.6220	130.62	297,944	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1917 HX Base Yr 2007



566 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,744.00	UT	2.50	2.50	100	2006	2006	3	100	4,360	
3	0258	PATIO	0	100	0	0	1.00	UT	950.00	950.00	100	2024	2023		100	950	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,335
TOTAL MARKET OB/XF VALUE	7,310
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	283,645
SOH/AGL Deduction	103,118
ASSESSED VALUE	180,527
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	129,116
TOTAL JUST VALUE	283,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052869	Roof Replacement	18,750	04/10/2025
23748	SFR	588	10/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/2085	6/01/2006	WD	Q	I		260,000
GRANTOR: SPARKS CONTRACTORS IN						
GRANTEE: CARL & CHERYL L HAR						
1059/1935	9/26/2005	WD	Q	V		49,900
GRANTOR: LANGFORD						
GRANTEE: PARKS CONSTRCTORS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W16 S12 E16$ W33 S32 FGR= S24 E21 N24 W21$ E21 S6 E11 N3 FOP= E7 N5 W7 S5$ N5 E7 S7 E11 N7 E7 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,310

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 05/13/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS