LOT 44 TURKEY RUN S/D.
ORB WD 1004-1341, WD 1020-79, LE

CALDWELL HAMMOND DONALD JR/CALDWELL MURIEL M
420 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-244

BUILDING CHARACTERISTICS

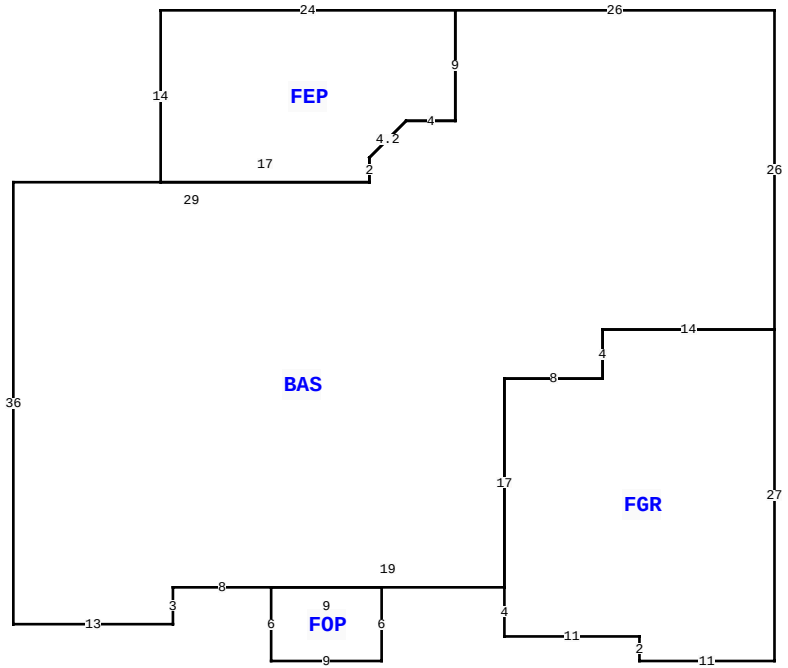
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,050	100		2,050	178,771
FEP	306	80		245	21,365
FGR	540	55		297	25,900
FOP	54	30		16	1,395
TOTALS	2,950			2,608	227,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,608	110.6420	121.71	317,420	2004	2004	0	0	0	28.35	71.65

1 SINGLE FAM 100% - 2005 Heated Area: 2050 HX Base Yr 2005



420 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	0210	GARAGE U	0	100	30	14	420.00	UT	14.00	14.00	100	0	0	3	100	5,880	
2	0166	CONC,PAVMT	0	100	0	0	1,296.00	UT	2.00	2.00	100	2004	2004	3	100	2,592	
3	0169	FENCE/WOOD	0	100	0	0	136.00	UT	15.00	15.00	100	2007	2007	3	100	2,040	
4	0120	CLFENCE 4	0	100	0	0	120.00	UT	7.50	7.50	100	2007	2007	3	100	900	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,431
TOTAL MARKET OB/XF VALUE	12,012
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	274,443
SOH/AGL Deduction	80,142
ASSESSED VALUE	194,301
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	87,890
TOTAL JUST VALUE	274,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054284	Roof Replacement	20,700	10/20/2025
000054285	Roof Replacement	3,680	10/20/2025
21380	SFR	609	12/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2469	8/12/2021	LE	U	I	14	100
GRANTOR:						
GRANTEE:						
1020/0079	7/02/2004	WD	Q	I		176,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: DONALD JR & MURIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FEP= W24 S14 E17 N2 R3 U3 E4 N9$ S9 W4 D3 L3 S2 W 29 S36 E13 N3 E8 FOP= S6 E9 N6 W9$ E19 FGR= S4 E11 S2 E11 N27 W14 S4 W8 S17$ N17 E8 N4 E14 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,012

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS