LOT 46 TURKEY RUN S/D.

WD 1004-1341, WD 1036-2946, CT 1

ELIZEE SONET/ELIZEE GERTRUDE
380 SW PHILLIPS CIR
LAKE CITY, FL 32024

2027

03-4S-16-02739-246

BUILDING CHARACTERISTICS

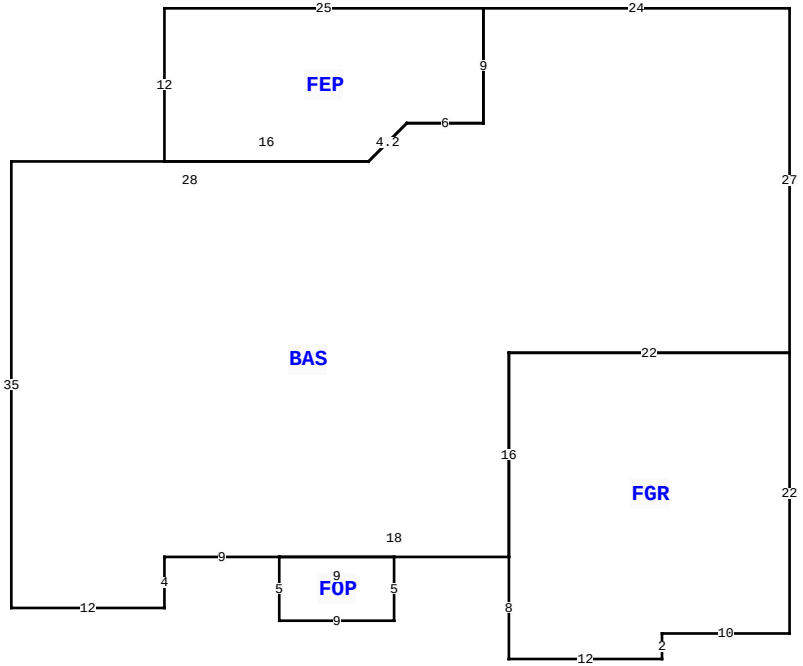
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,898	100		1,898	169,202
FEP	278	80		222	19,791
FGR	508	55		279	24,872
FOP	45	30		14	1,248
TOTALS	2,729			2,413	215,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,413	114.1470	125.56	302,976	2005	2005	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 2022 Heated Area: 1898 HX Base Yr



380 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,113
TOTAL MARKET OB/XF VALUE	6,189
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	256,302
SOH/AGL Deduction	0
ASSESSED VALUE	256,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,302
TOTAL JUST VALUE	256,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047835	Roof Replacement	23,900	08/07/2023
22232	SFR	567	08/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/690	9/24/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOE H						
GRANTEE: HERRING ETHEL MAE						
1448/1666	9/24/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: HERRING ETHEL HERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= W25 S12 E16 R3 U3 E6 N9$ S9 W6 D3 L3 W28 S35 E12 N4 E9 FOP= S5 E9 N5 W9$ E18 FGR= S8 E12 N2 E10 N22 W22 S16$ N16 E22 N27$.

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	0	0	0	1,563.00	UT	3.00	3.00	100	2007	2007	3	100	4,689	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,189

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 10/03/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS