

LOT 47 TURKEY RUN S/D.
 WD 1004-1341, WD 1040-915,
 (DC PATSY J GAYLORD 1202-1388)

TORIANI CAROL
 360 SW PHILLIPS CIR
 LAKE CITY, FL 32024

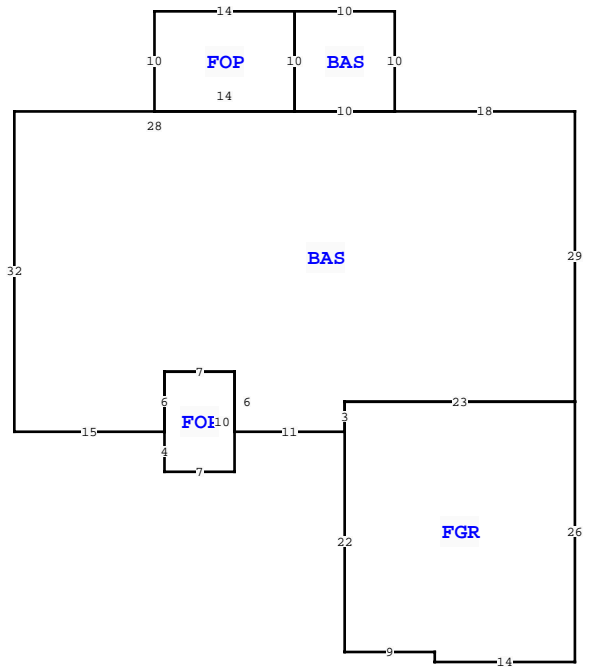
2026

03-4S-16-02739-247



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	70		
Exterior Wall	19	COMMON BRK	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	90		
Interior Floor	14	CARPET	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	100	100		100	9,540
BAS	1,681	100		1,681	160,374
FGR	589	55		324	30,911
FOP	70	30		21	2,003
FOP	140	30		42	4,007
TOTALS	2,580			2,168	206,835

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2019									
Heated Area: 1781						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			206,835
TOTAL MARKET OB/XF VALUE			6,350
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			248,185
SOH/AGL Deduction			74,110
ASSESSED VALUE			174,075
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			122,664
TOTAL JUST VALUE			248,185
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047247	Roof Replacement	19,342	05/16/2023
23023	SFR	550	04/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/2113	7/02/2018	WD Q	Q	I	01	165,000
GRANTOR: ALISHA M PHILLIPS COL						
GRANTEE: CAROL TORIANI						
1202/1389	9/30/2010	WD U	I	40		152,500
GRANTOR: LOYD E GAYLORD						
GRANTEE: ALISHA M PHILLIPS						

EXTRA FEATURES																
L N	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	UT	2.50	2.50	100	2005	2005	3	100	4,950	
2	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	100	2024	2023		100	800	

TOTAL OB/XF												6,350					
360 SW PHILLIPS CIR, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W18 BAS= N10 W10 S10 E10\$ W10 FOP= N10 W14 S10 E14\$ W28 S32 E15 FOP= S4 E7 N10 W7 S6\$ N6 E7 S6 E11 FGR= S22 E9 S1 E14 N26 W23 S3\$ N3 E23 N29\$.											

LAND DESCRIPTION												TOTAL OB/XF						6,350						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							