

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

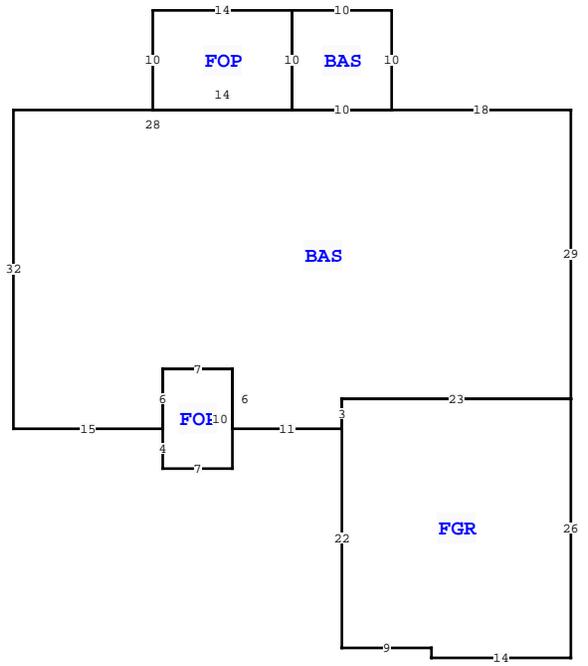
TORIANI CAROL
 360 SW PHILLIPS CIR
 LAKE CITY, FL 32024

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
BAS	100	100	
BAS	1,681	100	
FGR	589	55	
FOP	70	30	
FOP	140	30	
TOTALS	2,580		

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			210,539	
TOTAL MARKET OB/XF VALUE			6,350	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			251,889	
SOH/AGL Deduction			77,814	
ASSESSED VALUE			174,075	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			122,664	
TOTAL JUST VALUE			251,889	
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	1,980.00	UT	2.50	2.50	100	2005	2005	3	100	4,950	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION														TOTAL OB/XF										
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							