LOT 49 TURKEY RUN S/D.
WD 1004-1341, WD 1078-8,
WD 1144-2326, WD 1220-80, QCD

ROMAN-THOMPSON ISABEL C
290 SW PHILLIPS CIR
LAKE CITY, FL 32024

2026

03-4S-16-02739-249

BUILDING CHARACTERISTICS

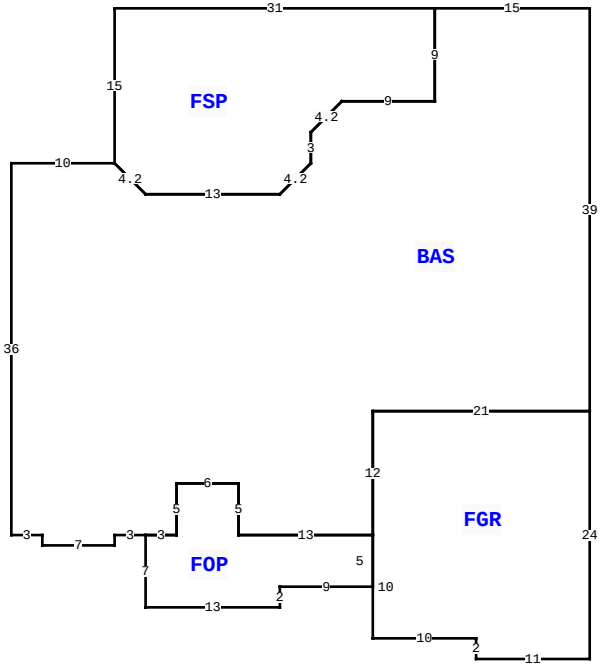
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,986	100		1,986	203,045
FGR	484	55		266	27,196
FOP	166	30		50	5,112
FSP	446	40		178	18,198
TOTALS	3,082			2,480	253,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	112.7000	126.22	313,026	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 1986 HX Base Yr 2012



290 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	253,551
TOTAL MARKET OB/XF VALUE	11,325
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	299,876
SOH/AGL Deduction	106,367
ASSESSED VALUE	193,509
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	142,098
TOTAL JUST VALUE	299,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23622	SFR	585	09/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1831	7/24/2014	QC	U	I	11	61,400
GRANTOR: IAN THOMPSON						
GRANTEE: ISABEL C ROMAN-THOM						
1220/0080	8/15/2011	WD	Q	I	01	175,000
GRANTOR: BYRON T SNOW						
GRANTEE: IAN & ISABEL C ROMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S36 E3 S1 E7 N1 E3 FOP= S7 E13 N2 E9 N5 W13 N5 W6 S5 W3$ E3 N5 E6 S5 E13 FGR= S10 E10 S2 E11 N24 W21 S12$ N12 E21 N39 W15 FSP= W31 S15 D3 R3 E13 R3 U3 N3 R3 U3 E9 N9$ S9 W9 D3 L3 S3 D3 L3 W13 L3 U3 $.

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	1,650.00	UT	2.50	2.50	100	2006	2006	3	100	4,125	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,200	

LAND DESCRIPTION

TOTAL OB/XF 11,325

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 09/23/2023 BY KS Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS