LOT 43 RESERVE AT JEWEL LAKE PHA
WD 1363-1521, WD 1364-1389, WD 1

PHIPPS HAROLD WARREN/PHIPPS JULIA
161 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2027

04-4S-16-02439-143

BUILDING CHARACTERISTICS

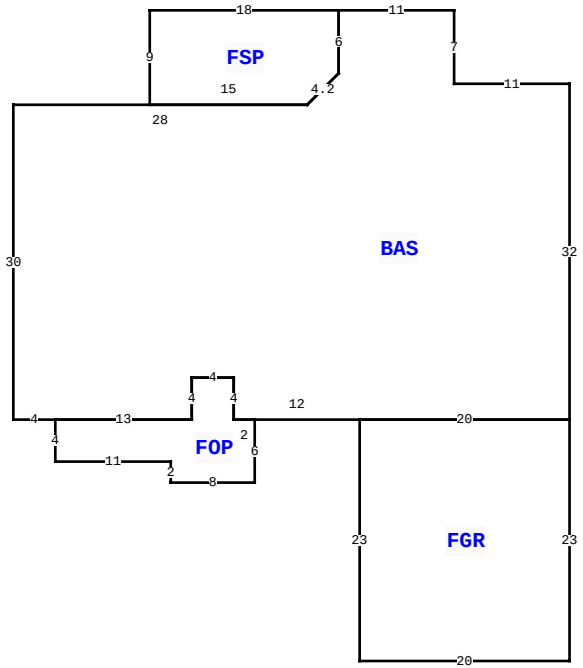
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.030	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100		1,700	230,273
FGR	460	55		253	34,270
FOP	108	30		32	4,335
FSP	158	40		63	8,534
TOTALS	2,426			2,048	277,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	120.3741	145.65	298,291	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2027 Heated Area: 1700 HX Base Yr 2027



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

161 SW OLD CYPRESS WAY, LAKE CITY

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	100	0	0	732.00	UT	2.48	2.48	100	2018	2018	3	100	1,812	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,411
TOTAL MARKET OB/XF VALUE	7,422
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	311,233
SOH/AGL Deduction	0
ASSESSED VALUE	311,233
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	259,822
TOTAL JUST VALUE	311,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054024	Screen Enclosure	25,519	09/10/2025
36349	SFR	823	02/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1518/1332	7/02/2024	WD	Q	I	01	378,000
GRANTOR: O'MALLEY EVELYN L						
GRANTEE: PHIPPS HAROLD WARRE						
1364/1389	7/12/2018	WD	Q	I	01	210,500
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: EVELYN L O'MALLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 N7 W11 S6 D3L3 W28 S30 E4 E13 N4 E4 S4 E12 E20 N32 $
FGR=[ORIG=-20,32] S23 E20 N23 W20 $
FSP=[ORIG=-22,-7] W18 S9 E15 U3R3 N6 $
FOP=[ORIG=-49,32] S4 E11 S2 E8 N6 W2 N4 W4 S4 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,422

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							

REVIEW DATE 09/11/2024 BY TP Total Acres: 0.29 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS