LOT 1 BLK E MARION PLACE S/D PHA
WD 1026-59, DC 1350-2540, LE 135

PHILLIPS MARY C
1761 SW PALOMA CT
LAKE CITY, FL 32025

**2026**

**05-4S-17-07610-451**

## BUILDING CHARACTERISTICS

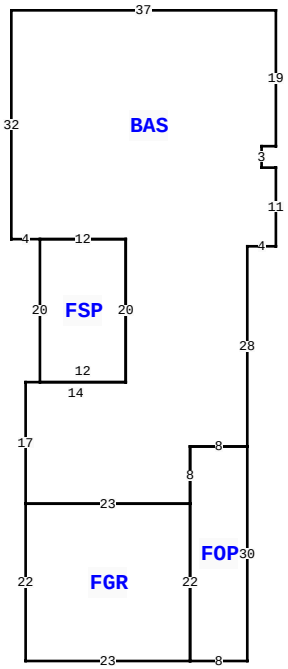
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 5417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,985 | 100 | | 1,985 | 212,982 |
| FGR | 506 | 55 | | 278 | 29,828 |
| FOP | 240 | 30 | | 72 | 7,726 |
| FSP | 240 | 40 | | 96 | 10,301 |
| TOTALS | 2,971 | | | 2,431 | 260,837 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,431 | 119.7504 | 134.12 | 326,046 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1985 HX Base Yr 2006




1761 SW PALOMA CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## 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 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 436.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,090 | |
| 3 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## COLUMBIA COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 260,837 |
| TOTAL MARKET OB/XF VALUE | | 8,490 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 287,827 |
| SOH/AGL Deduction | | 91,814 |
| ASSESSED VALUE | | 196,013 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 139,602 |
| TOTAL JUST VALUE | | 287,827 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,387 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047662 | Roof Replacement | 15,000 | 07/13/2023 |
| 3066 | SFR | 530 | 10/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1354/1537 | 2/28/2018 | LE | U | I | 11 | 100 |
| GRANTOR: MARY C PHILLIPS (ENH | | | | | | |
| GRANTEE: RICHARD ORIAN WELLS | | | | | | |
| 1026/0059 | 9/16/2004 | WD | Q | I | | 216,285 |
| GRANTOR: COLUMBIA INVESTORS | | | | | | |
| GRANTEE: PHILLIPS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 S32 E4 FSP= S20 E12 N20 W12$ E12 S20 W14 S17 FGR= S22 E23 N22 W23$ E23 FOP= S22 E8 N30 W8 S8$ N8 E8 N28 E4 N11 W2 N3 E2 N19$.

## LAND DESCRIPTION

TOTAL OB/XF 8,490

| 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 | | | 42.00 | 104.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 10/23/2024 BY TW Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/09/2026 BY SYS