

LOT 4 RICHMOND ESTATES ADD.
ORB 816-2300, 830-1986,
WD 1296-2501,

PHILLIPS CLINTON W
896 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-07979-154
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	31	VINYL SID 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	15	HARDTILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural	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	6417.1100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,355	100		1,355	119,240
FGR	528	55		290	25,520
FOP	71	30		21	1,848
UOP	144	20		29	2,552
TOTALS	2,098			1,695	149,160

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%	- 2016		Heated Area: 1355					HX Base Yr 2016	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			149,160
TOTAL MARKET OB/XF VALUE			978
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			168,638
SOH/AGL Deduction			53,882
ASSESSED VALUE			114,756
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			63,345
TOTAL JUST VALUE			168,638
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
666	SFR	20	03/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/2501	6/19/2015	WD	Q	I	01	98,900

GRANTOR: LEENA L PATIL
GRANTEE: CLINTON W PHILLIPS
0830/1986 11/12/1996 WD Q I 77,000
GRANTOR: NORTH CENTRAL FLORIDA
GRANTEE: LEENA PATIL

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	652.00	UT	1.50	1.50	100	1996	1996	3	100	978	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							