

COMM SW COR OF HOLLY HILL S/D, R
FOR POB, RUN S 9 DEG W 42.31 FT,
541.26 FT, N 9 DEG E 237.99 FT,

PHILLIPS CHRISTOPHER M
558 SW HIDEAWAY DR
LAKE CITY, FL 32025

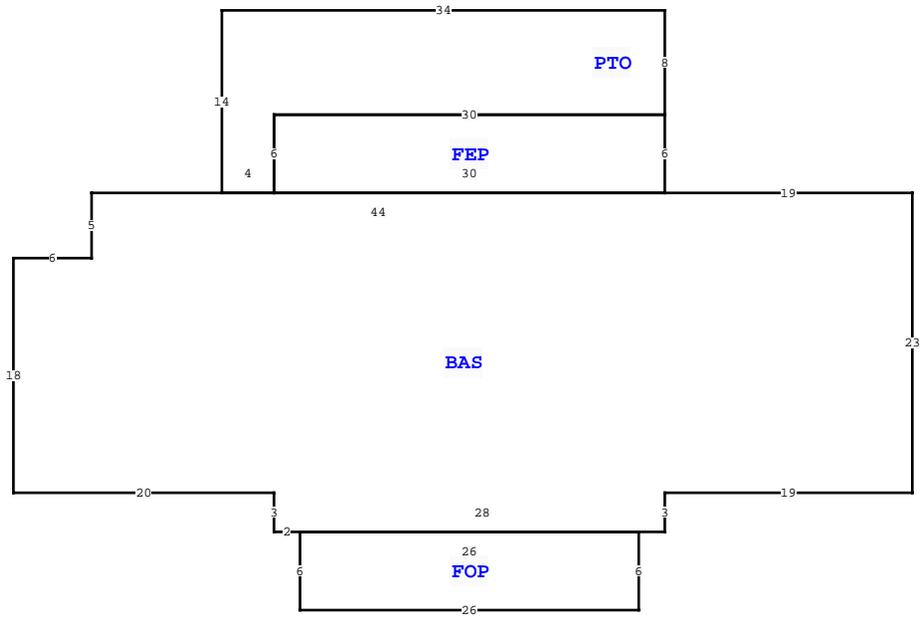
2026

07-4S-17-08110-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
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
Architactual	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	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,647	100	
FEP	180	80	
FOP	156	30	
PTO	296	5	
TOTALS	2,279		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,853	107.6700	122.74	227,437	1997	1997	0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 1647 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	147,834			
TOTAL MARKET OB/XF VALUE	15,800			
TOTAL LAND VALUE - MARKET	23,600			
TOTAL MARKET VALUE	187,234			
SOH/AGL Deduction	38,934			
ASSESSED VALUE	148,300			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	96,889			
TOTAL JUST VALUE	187,234			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	187,438			
SALE:1:1: 1.01 AC				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045215	Storage Building	12,000	08/17/2022
12184	SFR	250	02/20/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0177	4/07/2020	QC	U	I	11	100
GRANTOR: CORA J PHILLIPS						
GRANTEE: CHRISTOPHER M PHILL						
1402/2387	8/28/2019	QC	U	I	11	100
GRANTOR: CHRISTOPHER M & CORA						
GRANTEE: CHRISTOPHER M PHILL						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997	1997	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1997	1997	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,400	
5	0060	CARPORT F	0	100	40	40	1.00	UT	12,000.00	100	2023	2022		100	12,000	

TOTAL OB/XF												15,800				
558 SW HIDEAWAY DR, LAKE CITY																
BLD DATE												LGL DATE				
XF DATE												LAND DATE				
INC DATE												AG DATE				

BUILDING NOTES											

BUILDING DIMENSIONS
BAS= W19 FEP= N6 PTO= N8 W34 S14 E4 N6 E30\$ W30 S6 E30\$W44 S5 W6 S18 E20 S3 E2 FOP= S6 E26 N6 W26\$ E28 N3 E19 N23\$.

LAND DESCRIPTION												TOTAL OB/XF												15,800				
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		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,160											
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.93	AC		1.00	1.00	1.00	8,000.00	8,000.00	7,440											