COMM SW COR OF SW1/4 OF NW1/4 RU
TO E R/W LINE OF BUTZER RD FOR P
DG W ALONG R/W LINE 226.16 FT, E

PHILPOT BLAINE ALLAN
179 SW BUTZER RD
LAKE CITY, FL 32024

2026

11-5S-16-03570-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

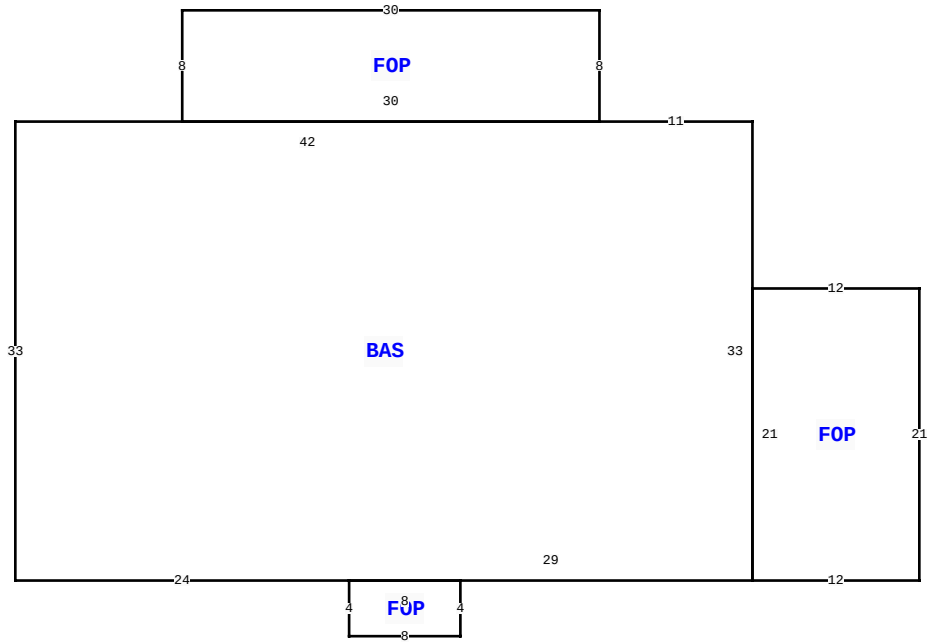
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,749	100		1,749	172,325
FOP	32	30		10	986
FOP	240	30		72	7,094
FOP	252	30		76	7,488
TOTALS	2,273			1,907	187,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	115.2360	131.37	250,523	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1749 HX Base Yr 2001



179 SW BUTZER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,892
TOTAL MARKET OB/XF VALUE		5,270
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		225,162
SOH/AGL Deduction		81,809
ASSESSED VALUE		143,353
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,942
TOTAL JUST VALUE		225,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15302	SFR	275	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1923	3/30/1999	WD	U	V		100

GRANTOR: RICHARD & LEANNE B PH

GRANTEE: BLAINE ALLAN PHILPO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N8 W30 S8 E30$ W42 S33 E24 FOP= S4 E8 N4 W8$ E29 FOP= E12 N21 W12 S21$ N33$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0070	CARPORT UF	0	100	20	32	640.00	UT	3.00	3.00	100	1993	1993	3	100	1,920	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,900.00	1,900.00	50	2010	2010	3	50	950	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,270

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 09/18/2019 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 05/08/2026 BY SYS