LOTS 10, 11 & 12 CANNON CREEK AI
695-366, 720-623, 809-490, 522-4

PHILLIPS ELAINE G LIVING TRUST DATED SEPTEMBER 13,
356 SW AIRPARK GLN
LAKE CITY, FL 32025

2027

12-4S-16-02947-011

BUILDING CHARACTERISTICS

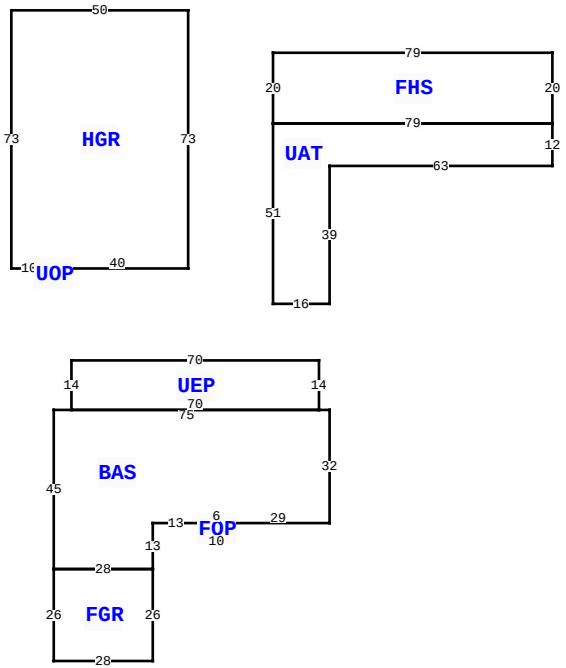
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,848	100		2,848	173,191
FGR	728	55		400	24,324
FHS	1,580	60		948	57,649
FOP	62	30		19	1,155
HGR	3,650	45		1,642	99,852
UAT	1,572	10		157	9,547
UEP	980	60		588	35,757
UOP	12	20		2	121
TOTALS	11,432			6,604	401,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,604	84.2688	92.70	612,191	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 1999 Heated Area: 4428 HX Base Yr 1999



356 SW AIRPARK GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2023 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	25	50	1,250.00	UT	1.40	1.40	100	0	0	3	100	1,750	
2	0166	CONC,PAVMT	0	100	0	0	2,556.00	UT	1.40	1.40	100	0	0	3	100	3,578	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		401,597
TOTAL MARKET OB/XF VALUE		7,828
TOTAL LAND VALUE - MARKET		60,750
TOTAL MARKET VALUE		470,175
SOH/AGL Deduction		114,900
ASSESSED VALUE		355,275
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		298,864
TOTAL JUST VALUE		470,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30833	MAINT/ALTR	55	03/08/2013
6429	SFR	84,000	09/28/1992
5359	GARAGE	24,000	10/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2034	2/17/2026	WD	U	I	11	100
GRANTOR: PHILLIPS ELAINE						
GRANTEE: PHILLIPS ELAINE G L						
1278/0038	7/17/2014	WD	U	V	11	100
GRANTOR: RALPH D & ELAINE G PH						
GRANTEE: RALPH D & ELAINE G						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=-40,-40] N73 W50 S73 E10 E40 $
BAS=[ORIG=0,0] W3 W75 S45 E28 N13 E13 E2 N2 E6 S2 E29 N32 $
FHS=[ORIG=63,-81] N20 W79 S20 E79 $
UAT=[ORIG=0,-30] N39 E63 N12 W79 S51 E16 $
UEP=[ORIG=-3,0] N14 W70 S14 E70 $
FGR=[ORIG=-78,45] S26 E28 N26 W28 $
FOP=[ORIG=-37,32] S5 E10 N5 W2 N2 W6 S2 W2 $
UOP=[ORIG=-80,-40] S3 E4 N3 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,828

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	9401	C	HANGER/SFR	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.75	27,000.00	20,250.00	40,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	27,000.00	20,250.00	20,250							

REVIEW DATE 10/17/2023 BY JB Total Acres: 3.17 Total Land Value: 60,750 Market: 0 Agricultural: 0 Common: 60,750 PRINTED 11/17/2026 BY SYS