

COMM NE COR OF SE1/4, RUN S 76.4
 PRESS RUTH RD FOR POB, RUN SW'LY
 A CURVE 54.58 FT, S STILL ALONG

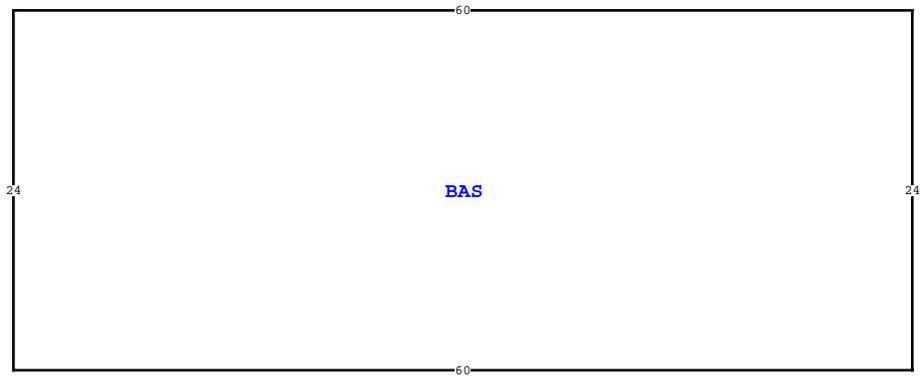
PHILLIPS JOHN/PHILLIPS CAROLE
 488 SE PRESS RUTH DR
 LAKE CITY, FL 32025

2026

15-4S-17-08356-002

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
1.	Stories	1.	1. 100
01	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
03	03		
0200	MOBILE HOME		
	MAP NUM		06
	NEIGHBORHOOD/LOC	15417.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440 77,941
TOTALS	1,440		1,440 77,941

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2021	02	1,440	102.5100	98.41	141,710	1998	1998		0	0	45.00	55.00
1 MANUF 1 100% - 2011 Heated Area: 1440 HX Base Yr 2011												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			77,940
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			45,090
TOTAL MARKET VALUE			132,030
SOH/AGL Deduction			66,317
ASSESSED VALUE			65,713
TOTAL EXEMPTION VALUE	HX HB SX		65,713
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			132,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/2033	8/05/2005	WD	U	I	08	70,000
GRANTOR: MARK & DORIS MCCLAIN						
GRANTEE: JOHN & CAROLE PHILL						
0939/2205	10/17/2001	WD	Q	V		25,000
GRANTOR: L DICKS						
GRANTEE: MARK MCCLAIN & DORI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S24 E60 N24\$.	

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	1,200.00	100	2004	2004	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	300	
TOTAL OB/XF 9,000																	

LAND DESCRIPTION															TOTAL OB/XF 9,000									
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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							