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

BUILDING CHARACTERISTICS

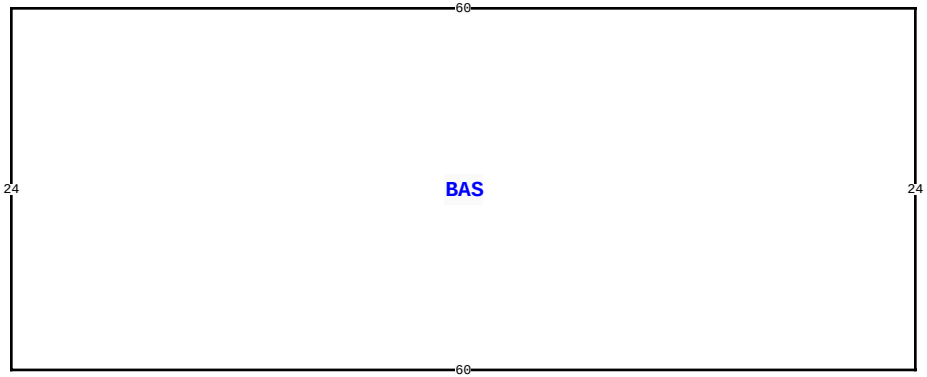
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 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	76,317
TOTALS	1,440			1,440	76,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,440	102.5100	96.36	138,758	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1440 HX Base Yr 2011



488 SE PRESS RUTH DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,317
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	45,090
TOTAL MARKET VALUE	130,407
SOH/AGL Deduction	64,694
ASSESSED VALUE	65,713
TOTAL EXEMPTION VALUE	HX HB SX 65,713
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	130,407
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	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							

REVIEW DATE 04/22/2017 BY DF Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 06/22/2026 BY SYS