

BEING W1/2 LOT 10 & ALL 11 THRU
AZALEA PARK S/D UNREC: COMM SE
NE1/4, RUN N 25.20 FT, W 950 FT

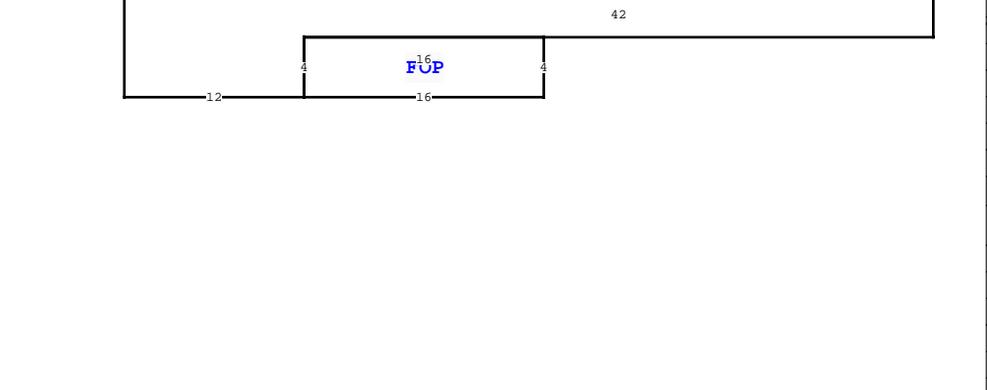
PHILLIPS TOMMY L JR/PHILLIPS AMANDA L
1819 SW PACKARD ST
LAKE CITY, FL 32055

2026

19-4S-17-08540-211

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,326	116.7000	133.04	176,411	1971	1971	0	0	35.00	65.00	
1 SINGLE FAM			100% - 0	Heated Area: 1260				HX Base Yr				



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC																																				
05 05	0100			19417.020 1.00/																																				
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr><td>BAS</td><td>1,260</td><td>100</td><td></td><td>1,260</td><td>108,960</td></tr> <tr><td>FOP</td><td>30</td><td>30</td><td></td><td>9</td><td>778</td></tr> <tr><td>FOP</td><td>64</td><td>30</td><td></td><td>19</td><td>1,643</td></tr> <tr><td>UST</td><td>84</td><td>45</td><td></td><td>38</td><td>3,286</td></tr> <tr><td>TOTALS</td><td>1,438</td><td></td><td></td><td>1,326</td><td>114,667</td></tr> </tbody> </table>					AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,260	100		1,260	108,960	FOP	30	30		9	778	FOP	64	30		19	1,643	UST	84	45		38	3,286	TOTALS	1,438			1,326	114,667
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			114,667
TOTAL MARKET OB/XF VALUE			5,800
TOTAL LAND VALUE - MARKET			37,000
TOTAL MARKET VALUE			157,467
SOH/AGL Deduction			74,280
ASSESSED VALUE			83,187
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			26,776
TOTAL JUST VALUE			157,467
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048033	Electrical Servic	0	09/05/2023
000041808	Roof Replacement	8,000	04/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/602	3/24/2026	WD	U	I	11	100
GRANTOR: PHILLIPS TOMMY L JR						
GRANTEE: PHILLIPS TOMMY L JR						
1562/964	3/04/2026	WD	U	I	11	100
GRANTOR: PHILLIPS TOMMY L JR						
GRANTEE: PHILLIPS TOMMY L JR						

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	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION													TOTAL OB/XF											
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		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
3	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
4	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							