

BEG AT SE COR OF SEC 19, W 648.1 FT TO S R/W LINE OF A 40-FOOT CO 60.00 FT, S 137.51 FT, E 200 FT,

PHILLIPS EVERETT A  
131 SE BRANTLEY CT  
LULU, FL 32061

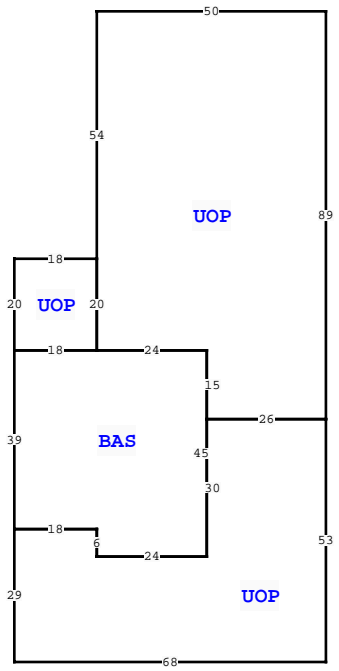
2026

19-5S-18-10596-007



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 25               | MOD METAL    | 100  |
| Roof Structur            | 10               | STEEL FRME   | 100  |
| Roof Cover               | 12               | MODULAR MT   | 100  |
| Interior Wall            | 04               | PLYWOOD      | 50   |
| Interior Wall            | 05               | DRYWALL      | 50   |
| Interior Floor           | 08               | SHT VINYL    | 50   |
| Interior Floor           | 14               | CARPET       | 50   |
| Air Condition            | 03               | CENTRAL      | 100  |
| Heating Type             | 04               | AIR DUCTED   | 100  |
| Bedrooms                 | 1                | 100          |      |
| Bathrooms                | 2                | 100          |      |
| Frame                    | 05               | STEEL        | 100  |
| Stories                  | 0                | 0            | 100  |
| Architectual             | 05               | CONV         | 100  |
| Units                    | 0                | 0            | 100  |
| Condition Adj            | 01               | 01           | 100  |
| Quality                  | 05               | 05           |      |
| DOR CODE                 | 5000             | IMPROVED AG  |      |
| MAP NUM                  |                  | MKT AREA     | 02   |
| NEIGHBORHOOD/LOC         | 1518.00          | 1.00/        |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 1,782            | 100          |      |
| UOP                      | 360              | 20           |      |
| UOP                      | 2,452            | 20           |      |
| UOP                      | 4,090            | 20           |      |
| TOTALS                   | 8,684            |              |      |

| MARKET ADJUSTMENTS |            |           |             |                |                   |     |     |                 |      |    |      |        |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|-----------------|------|----|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON            | FNCT | AP | NORM | % COND |
| 1                  | SFR/PREMTL | 100%      | -           | 2005           | Heated Area: 1782 |     |     | HX Base Yr 2005 |      |    |      |        |



| COLUMBIA COUNTY PROPERTY  |             |  |             |
|---------------------------|-------------|--|-------------|
| VALUATION SUMMARY         |             |  | PAGE 1 of 1 |
| VALUATION BY              |             |  | STANDARD    |
| Tax Group: 3              | Tax Dist:   |  |             |
| BUILDING MARKET VALUE     |             |  | 130,926     |
| TOTAL MARKET OB/XF VALUE  |             |  | 3,000       |
| TOTAL LAND VALUE - MARKET |             |  | 179,270     |
| TOTAL MARKET VALUE        |             |  | 147,841     |
| SOH/AGL Deduction         |             |  | 37,803      |
| ASSESSED VALUE            |             |  | 110,038     |
| TOTAL EXEMPTION VALUE     | HX HB SX VP |  | 110,038     |
| BASE TAXABLE VALUE        |             |  | 0           |
| TOTAL JUST VALUE          |             |  | 313,196     |
| NCON VALUE                |             |  | 0           |
| INCOME VALUE              |             |  |             |
| PREVIOUS YEAR MKT VALUE   |             |  | 239,094     |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000046043  | Electrical Servic | 0   | 12/06/2022 |
| 000042357  | Electrical Servic | 0   | 07/19/2021 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1499/625          | 9/19/2023 | LE        | U   | I   | 14     | 100        |

GRANTOR: PHILLIPS EVERETT A (E)  
GRANTEE: THORNTON TERRI PHIL  
1192/1506 4/13/2010 WD U I 11 100  
GRANTOR: EVERETT LEE PHILLIPS  
GRANTEE: EVERETT & KATHY PHI

| 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              | 0030       | BARN,MT     | 0       | 100 | 40 | 30    | 1.00 | UT    | 0.00           | 100       | 2006    | 2006        | 3 | 100    | 1,500           |       |
| 2              | 0166       | CONC,PAVMT  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 400             |       |
| 3              | 0120       | CLFENCE 4   | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2015    | 2015        | 3 | 100    | 500             |       |
| 4              | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2015    | 2015        | 3 | 100    | 600             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     | 3,000     |        |         |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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  | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    | 7,000.00   | 7,000.00       | 7,000      |                             |      |         |      |     |    |        |
| 2           | 5600     | A   | TIMBER 3             | 0   |     |          | 0.00  | 0.00  | 24.61       | AC        |     | 1.00      | 1.00   | 1.00    | 281.00     | 281.00         | 6,915      |                             |      |         |      |     |    |        |
| 3           | 9910     | M   | MKT.VAL.AG           | 0   |     |          | 0.00  | 0.00  | 24.61       | AC        |     | 1.00      | 1.00   | 1.00    | 7,000.00   | 7,000.00       | 172,270    |                             |      |         |      |     |    |        |

| LAND DESCRIPTION |      |   |            |     |  |  |      |      |       |    |  |      |      |      |          |          |         |  |  |  |  |  |  |  |  |
|------------------|------|---|------------|-----|--|--|------|------|-------|----|--|------|------|------|----------|----------|---------|--|--|--|--|--|--|--|--|
| 1                | 0100 | C | SFR        | 100 |  |  | 0.00 | 0.00 | 1.00  | AC |  | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000   |  |  |  |  |  |  |  |  |
| 2                | 5600 | A | TIMBER 3   | 0   |  |  | 0.00 | 0.00 | 24.61 | AC |  | 1.00 | 1.00 | 1.00 | 281.00   | 281.00   | 6,915   |  |  |  |  |  |  |  |  |
| 3                | 9910 | M | MKT.VAL.AG | 0   |  |  | 0.00 | 0.00 | 24.61 | AC |  | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 172,270 |  |  |  |  |  |  |  |  |