

BEG INTERS W R/W US-441 & S R/W (AKA GUERDON), RUN W 200 FT, S 7 200 FT TO W R/W US-441, RUN N 77

PHELPS JOCK R/PHELPS MEAGAN S 188 NW CASTLEWOOD CT LAKE CITY, FL 32055

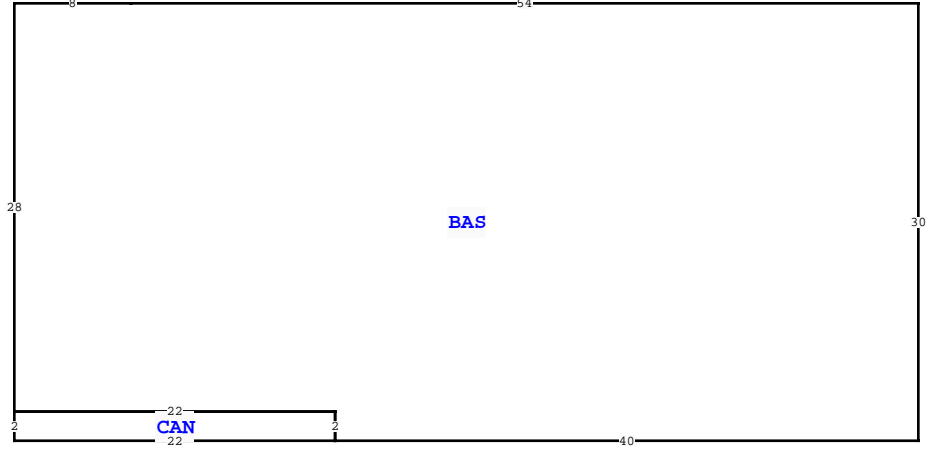
2026

20-3S-17-05235-000



ELEMENT		CD	CONSTRUCTION
Exterior Wall	15	CONC	BLOCK 100
Roof Structur	04	WOOD	TRUSS 100
Roof Cover	12	MODULAR	MT 100
Interior Wall	01	MINIMUM	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL	ASB 10
Ceiling	03	PART.FIN.	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Fixtures	2	100	
Frame	03	MASONRY	100
Story Height	8	100	
RMS	2	100	
Stories	1.	1.	100
Units	0	100	
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,816	100	
CAN	44	30	
TOTALS	1,860		1,829 27,088

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	0	29.62	54,175	1953	1953	0	0	50.00	50.00
Heated Area: 1816			HX Base Yr								



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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			27,088
TOTAL MARKET OB/XF VALUE			18,430
TOTAL LAND VALUE - MARKET			11,640
TOTAL MARKET VALUE			57,158
SOH/AGL Deduction			0
ASSESSED VALUE			57,158
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			57,158
TOTAL JUST VALUE			57,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048625	Storage Building	12,000	11/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/2012	6/17/2009	WD	U	I	11	100
GRANTOR: JACK R PHELPS						
GRANTEE: JOCK R PHELPS & MEA						
1159/0576	9/26/2008	WD	Q	I	03	100
GRANTOR: WILLIAM & MIRELLE PER						
GRANTEE: JOCK R PHELPS						

EXTRA FEATURES		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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	430	
2	0296	SHED METAL	0	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
3	0030	BARN, MT	0	0	0	1.00	UT	13,500.00	13,500.00	100	2025	2024		100	13,500	

LAND DESCRIPTION		TOTAL OB/XF												18,430										
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	1100	C	STORE 1FLR	0			0.00	0.00	15,520.00	SF		1.00	1.00	1.00	0.75	0.75	11,640							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W54 W8 S28 CAN= S2 E22 N2 W22\$ E22 S2 E40 N30\$.	