

FOR POB COMM NE COR OF SW1/4 OF
W 1322.28 FT, S 933.62 FT, E 131
N 933.75 FT TO POB.

PHILPOT RICHARD/PHILPOT LEANNE
5207 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

20-5S-18-10601-006



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 123,360 TOTAL MARKET VALUE 8,015 SOH/AGL Deduction 0 ASSESSED VALUE 8,015 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,015 TOTAL JUST VALUE 123,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 71,960									
DOR CODE 5600						TIMBERLAND 70-79																					
MAP NUM						MKT AREA				02																	
NEIGHBORHOOD/LOC						1518.00				1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																											
						BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU									
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											

COLUMBIA COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1005	3/18/2020	WD	Q	V	01	70,700
GRANTOR: HARDEN WILLIAM D						
GRANTEE: PHILPOT RICHARD						

BUILDING NOTES									

BUILDING DIMENSIONS									

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0					18.56	AC		1.00	1.00	1.00	281.00	281.00	5,215							
2	6200	A	PASTURE 3	0					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0					20.56	AC		1.00	1.00	1.00	6,000.00	6,000.00	123,360							