LOTS 25 & 26 BLOCK A SUWANNEE
HILLS S/D.

PHILLIPS JAMES L/PHILLIPS MARGARET L
235 NW CRACKNEL WAY
LAKE CITY, FL 32055

2027

28-2S-16-01772-126

BUILDING CHARACTERISTICS

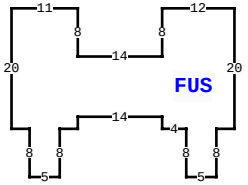
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.030	1.00/

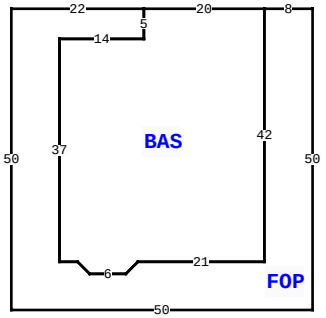
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100		1,374	110,954
FOP	1,126	30		338	27,294
FUS	680	100		680	54,911
TOTALS	3,180			2,392	193,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	110.8128	121.89	291,561	1998	1998	0	0	0	33.75	66.25

2 SINGLE FAM 100% - 1995 Heated Area: 2054 HX Base Yr 1995





235 NW CRACKNEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,159
TOTAL MARKET OB/XF VALUE	23,050
TOTAL LAND VALUE - MARKET	80,160
TOTAL MARKET VALUE	296,369
SOH/AGL Deduction	133,913
ASSESSED VALUE	162,456
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	111,045
TOTAL JUST VALUE	296,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,887

XFOB:1:1: 2/S BARN

SALE:1:1: LOT 26 BLOCK A SUWANNEE HILLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30496	MAINT/ALTR	50	10/02/2012
12846	POOL	50	08/01/1997
10429	SFR	325	11/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/1309	11/08/1994	WD	U	V	31	9,000

GRANTOR: ROGERS-WOODLAND

GRANTEE: JAMES L & MARGARET

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= W22 S50 E50 N50 W8 S42 W21 D2 L2 W6 L2 U2 W3 N37 E14 N5$ S5 W14 S37 E3 D2 R2 E6 R2 U2 E21 N42$ PTR= N30 FUS= N8 E3 N20 W12 S8 W14 N8 W11 S20 E3 S8 E5 N8 E3 N2 E14 S2 E4 S8 E5 $ S30$.

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	1998	1998	3	100	1,200	
2	0280	POOL R/CON	0	100	11	25	275.00	UT	70.00	70.00	100	1998	1998	3	40	7,700	
3	0294	SHED WOOD/	0	100	10	11	1.00	UT	0.00	0.00	100	1998	1998	3	100	700	
4	0020	BARN,FR	0	100	25	30	1.00	UT	0.00	0.00	100	1998	1998	3	100	8,500	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0120	CLFENCE 4	0	100	0	0	220.00	UT	7.50	7.50	100	2008	2008	3	100	1,650	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 23,050

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	100			0.00	0.00	9.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,160							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 10.02 Total Land Value: 80,160 Market: 0 Agricultural: 0 Common: 80,160 PRINTED 11/17/2026 BY SYS