

COMM SW COR LOT OF GURLEY BROWN,  
N 10 FT FOR POB, CONT N 100 FT,  
FT, E 50 FT TO POB.

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

**2026**

28-3S-17-05653-000  


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									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 11,000 <b>TOTAL LAND VALUE - MARKET</b> 990 <b>TOTAL MARKET VALUE</b> 11,990 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 11,990 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 11,990 <b>TOTAL JUST VALUE</b> 11,990 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 11,990											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		28317.00 1.00/																													
NEIGHBORHOOD/LOC		28317.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
<b>EXTRA FEATURES</b>										1372 NE BASCOM NORRIS DR, LAKE CITY																					
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	0296	SHED METAL	0	0	30	36			1,080.00	UT	10.00				10.00																
2	0169	FENCE/WOOD	0	0	0	0			1.00	UT	0.00				0.00																
<b>LAND DESCRIPTION</b>																															
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	0700	C	MISC RES	0			0.00	0.00	4,950.00	SF		1.00	1.00	0.40	0.50	0.20	990														
<b>REVIEW DATE</b> 09/09/2015 <b>BY</b> DF <b>Total Acres:</b> 0.11 <b>Total Land Value:</b> 990 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 990 <b>PRINTED</b> 03/24/2026 <b>BY</b> SYS																															

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27935	STORAGE	136	07/09/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1175/2009	6/17/2009	WD	U	V	11	100	
GRANTOR: JOCK PHELPS							
GRANTEE: JOCK PHELPS & MEAGA							
1144/2346	3/03/2008	QC	Q	V	01	100	
GRANTOR: AMY LARAE CARROLL							
GRANTEE: JOCK PHELPS							

BUILDING NOTES

BUILDING DIMENSIONS