LOTS 1 & 2 BLOCK A MELROSE PARK
499-562, QC 1051-1491, DC 1269-2

PHILLIPS DARREL JAMES/PHILLIPS VIRGINIA ANN
334 SW TAYLOR GLN
LAKE CITY, FL 32024

2027

33-3S-17-06608-000

BUILDING CHARACTERISTICS

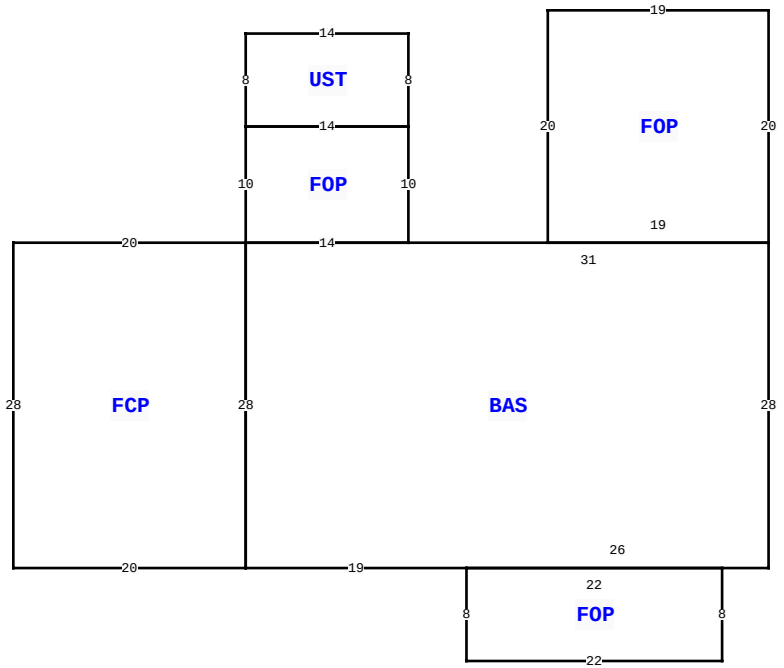
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.110 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	34,367
FCP	560	25		140	3,819
FOP	140	30		42	1,146
FOP	176	30		53	1,446
FOP	380	30		114	3,109
UST	112	45		50	1,364
TOTALS	2,628			1,659	45,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,659	70.8422	77.93	129,286	1980	1980	10	0	20	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 1260 HX Base Yr



322 SE MONTROSE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,250
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	7,628
TOTAL MARKET VALUE	53,378
SOH/AGL Deduction	0
ASSESSED VALUE	53,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,378
TOTAL JUST VALUE	53,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,197

BLDG:1:1: HOUSE OVER BUILT FOR AREA.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2592	12/06/2023	WD	U	I	11	100
GRANTOR: PHILLIPS DARREL J						
GRANTEE: PHILLIPS DARREL J						
1288/1272	1/22/2015	WD	U	I	12	19,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: JAMES DARREL PHILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 FOP= N20 W19 S20 E19$ W31 FOP= N10 UST= N8 W14 S8 E14 $W14 S10 E14$ W14 FCP= W20 S28 E20 N28$ S28 E19FOP= S8 E22 N8 W22$ E26$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1992	1992	3	100	200	
2	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		RSF/MH	0.00	0.00	11,300.00	SF		1.00	1.00	0.90	0.75	0.68	7,628							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.26 Total Land Value: 7,628 Market: 0 Agricultural: 0 Common: 7,628 PRINTED 11/17/2026 BY SYS