LOT 5 BLK A WEST LAKE CITY HILLS
318-622, WD 1205-2381, DC 1530-1

PHILLIPS BOBBY DWAYNE/FAULKNER BREANNA MAREE
332 SW BRANDY WAY
LAKE CITY, FL 32024

2027

34-3S-16-02504-000

BUILDING CHARACTERISTICS

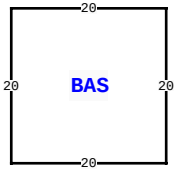
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.030	1.00/

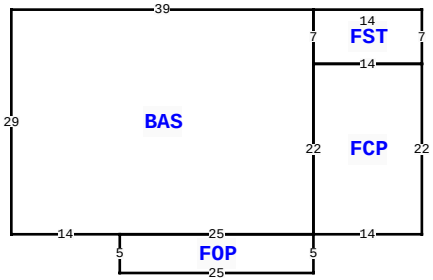
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	26,458
BAS	1,131	100		1,131	74,809
FCP	308	25		77	5,093
FOP	125	30		38	2,514
FST	98	55		54	3,572
TOTALS	2,062			1,700	112,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,700	92.5120	101.76	172,992	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1531 HX Base Yr





653 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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		112,445
TOTAL MARKET OB/XF VALUE		14,880
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		145,825
SOH/AGL Deduction		85,531
ASSESSED VALUE		60,294
TOTAL EXEMPTION VALUE	HX HB SX WX	60,294
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1438	3/26/2025	LE	U	I	14	100
GRANTOR: PHILLIPS DIXIE R						
GRANTEE: PHILLIPS DIXIE R (E						
1205/2381	11/30/2010	WD	U	V	15	10,000
GRANTOR: ALICE M WARD						
GRANTEE: DONALD P & DIXIE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S29 E14 FOP= S5 E25N5 W25$ E25 FCP= E14 N22 W14 S22$ N22 FST= E14 N7 W14 S7$ N7$ PTR= N30 E40 BAS= E20 N20 W20 S20$ S30 W40$.

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	0261	PRCH, UOP	0	100	10	20	200.00	UT	2.00	2.00	100	0	0	3	100	400	
2	0210	GARAGE U	0	100	10	20	200.00	UT	18.00	18.00	60	1993	1993	3	60	2,160	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	5.00	100	2007	2007	3	100	2,400	
6	0260	PAVEMENT-A	0	100	12	100	1,200.00	UT	0.45	0.45	100	0	0	3	100	540	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
8	0252	LEAN-TO W/	0	100	20	24	480.00	UT	2.00	2.00	50	1993	1993	3	50	480	
9	0120	CLFENCE 4	0	100	0	0	200.00	UT	7.50	7.50	100	2007	2007	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 14,880

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		RSF/MH	129.00	315.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.93 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS