LOTS 19 & 20 BLOCK 12 COUNTRY CL

776-1409, WD 1032-1633, WD 1175-

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

2027

34-3S-17-07085-000

BUILDING CHARACTERISTICS

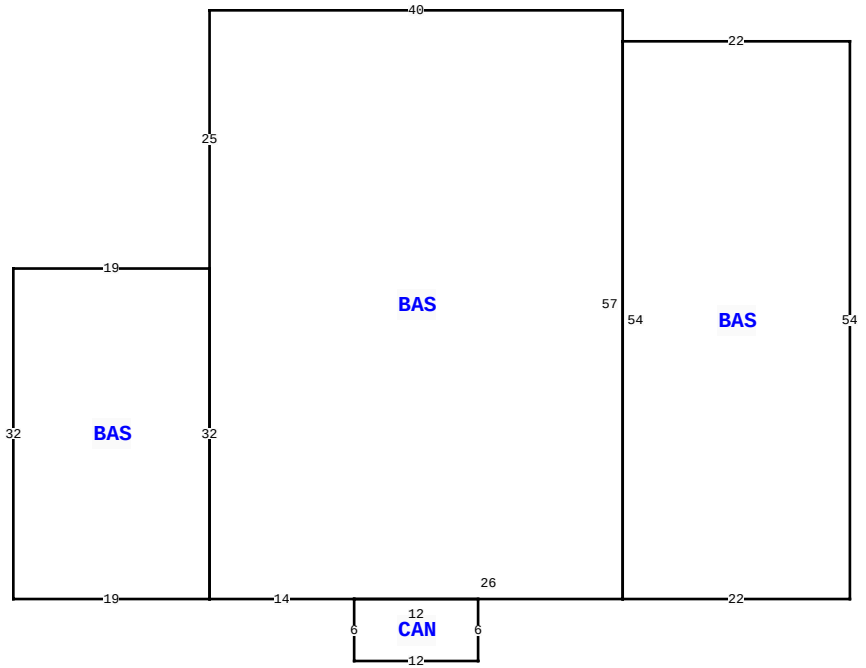
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100		608	5,910
BAS	1,188	100		1,188	11,548
BAS	2,280	100		2,280	22,162
CAN	72	30		22	214
TOTALS	4,148			4,098	39,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	4,098	39.6800	19.44	79,665	1988	1988	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 4076 HX Base Yr



1888 E DUVAL ST, LAKE CITY

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

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	0251	LEAN TO W/	0	0	32	15	480.00	UT	1.50	1.50	100	1993	1993	3	100	720	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	200	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,832
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	31,250
TOTAL MARKET VALUE	73,602
SOH/AGL Deduction	0
ASSESSED VALUE	73,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,602
TOTAL JUST VALUE	73,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/2008	6/17/2009	WD	U	I	11	100
GRANTOR: JOCK PHELPS & JOHN K						
GRANTEE: JOCK & MEAGAN PHELP						
1032/1633	12/07/2004	WD	Q	I		85,000
GRANTOR: JAMES KITE						
GRANTEE: JOCK PHELPS & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 BAS= W19 S32 E19 N32$ S32 E14 CAN= S6 E12 N6 W12$ E26 BAS= E22 N54 W22 S54$ N57$.

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	2500	C	SRVC SHOPS	0		CI	0.00	0.00	12,500.00	SF		1.00	1.00	1.00	2.50	2.50	31,250							

REVIEW DATE 01/31/2017 BY DF Total Acres: 0.29 Total Land Value: 31,250 Market: 0 Agricultural: 0 Common: 31,250 PRINTED 11/17/2026 BY SYS