

COMM NW COR, RUN S 221 FT  
ALONG W LINE OF NW1/4 OF  
NW1/4, E 25 FT TO E R/W

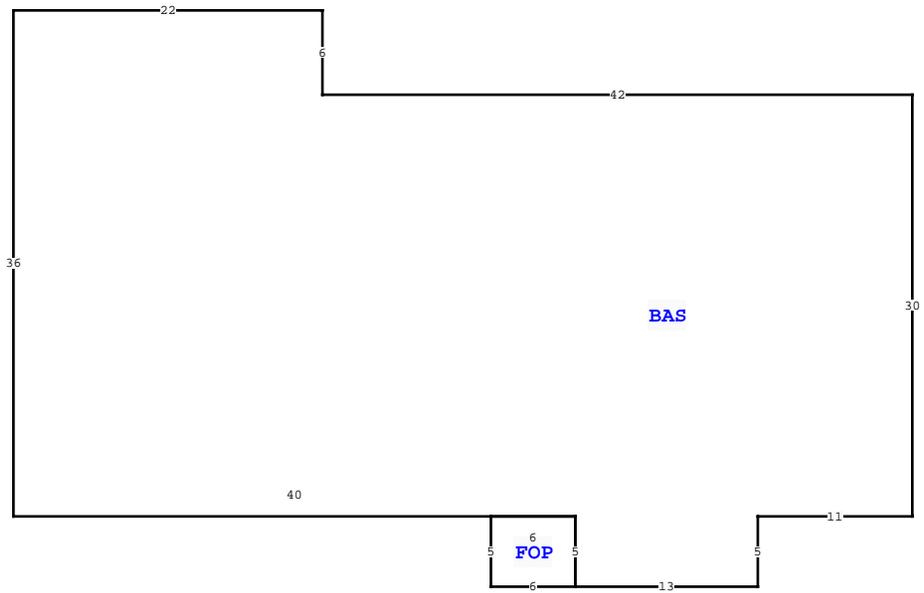
PHINNEY GRANT MICHAEL  
203 SW BISHOP AVE  
LAKE CITY, FL 32024

**2026**

35-4S-16-03282-010  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	35416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,117	100	
FOP	30	30	
TOTALS	2,147		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
				Heated Area: 2117			HX Base Yr 2016				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			177,104	
TOTAL MARKET OB/XF VALUE			3,000	
TOTAL LAND VALUE - MARKET			50,960	
TOTAL MARKET VALUE			231,064	
SOH/AGL Deduction			97,500	
ASSESSED VALUE			133,564	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			82,153	
TOTAL JUST VALUE			231,064	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			208,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0670	11/04/2014	WD	Q	I	01	149,100
GRANTOR: LINDA T REYNA						
GRANTEE: GRANT MICHAEL PHINN						
1197/1250	7/06/2010	WD	U	I	15	100
GRANTOR: CARLOS A & CARIDAD T						
GRANTEE: LINDA T REYNA						

EXTRA FEATURES		203 SW BISHOP AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0294	SHED WOOD/	0 100
3	0060	CARPORT F	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/22/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 N6 W22 S36 E40 FOP= S5W6 N5 E6S5 E13 N5 E11 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,000							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6.37	AC		1.00	1.00	1.00	8,000.00	8,000.00	50,960							