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

**2027**

**35-4S-16-03282-010**

## BUILDING CHARACTERISTICS

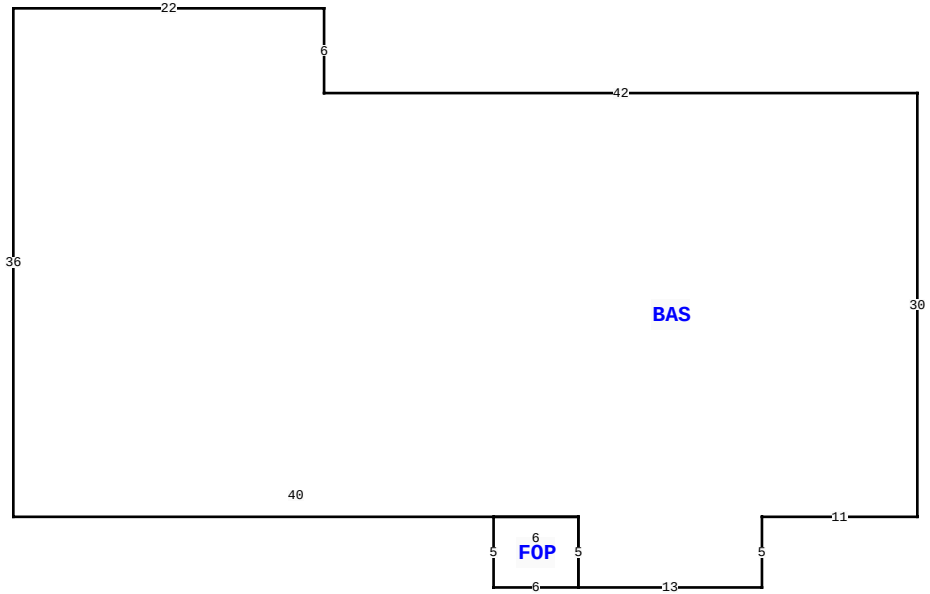
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,117 | 100 | | 2,117 | 170,176 |
| FOP | 30 | 30 | | 9 | 723 |
| TOTALS | 2,147 | | | 2,126 | 170,899 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,126 | 112.4230 | 123.67 | 262,922 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 2117 HX Base Yr 2016




203 SW BISHOP AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 170,899 |
| TOTAL MARKET OB/XF VALUE | | 2,200 |
| TOTAL LAND VALUE - MARKET | | 50,960 |
| TOTAL MARKET VALUE | | 224,059 |
| SOH/AGL Deduction | | 87,001 |
| ASSESSED VALUE | | 137,058 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 85,647 |
| TOTAL JUST VALUE | | 224,059 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 227,155 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 N6 W22 S36 E40 FOP= S5W6 N5 E6$S5 E13 N5 E11 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 2,200

| 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 | | A-1 | 0.00 | 0.00 | 6.37 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 50,960 | | | | | | | |

REVIEW DATE 01/23/2026 BY AJ Total Acres: 6.37 Total Land Value: 50,960 Market: 0 Agricultural: 0 Common: 50,960 PRINTED 11/17/2026 BY SYS