

LOT 19 TURKEY RUN S/D.
1005-707, 1015-178, WD 1254-2448,

RILEY JAMES JOSEPH/RILEY NORA S
455 SW PHILLIPS CIR
LAKE CITY, FL 32024

2024

03-4S-16-02739-219

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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
NEIGHBORHOOD/LOC	3416.00	1.00/



MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PIS	EFF. BASE RATE	REPL. COST NEW	AIR	SVR	ECON	PKT	NORM	% COND
0100	01	2,186	120,5400	126.57	276,682	2004	2004	0	0	0.19.00	81.00
Heated Area: 1668											
HX Base Yr 2015											

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist.	STANDARD
Tax Group: 2		
BUILDING MARKET VALUE		224,112
TOTAL MARKET VALUE		16,868
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		270,980
SOH/AGL Deduction		102,586
ASSESSED VALUE		168,294
TOTAL EXEMPTION VALUE		100,000
BASE TAXABLE VALUE		68,294
TOTAL JUST VALUE		270,980
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		252,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22546	POOL	165	12/01/2004
21926	SFR	478	06/03/2004

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE
Number	5/17/2013	INST	U	I	CD	PRICE
1254/2448						178,900

GRANTOR: SHERON G ROBINSON (S)
GRANTEE: JAMES JOSEPH & NORA
1015/0178 5/11/2004 WD Q I 148,500
GRANTOR: MOOD
GRANTEE: ROBINSON

SALES DATA	DATE	TYPE	Q	V	RSN	SALE
Number	5/17/2013	INST	U	I	CD	PRICE
1254/2448						178,900

EXTRA FEATURES

OBXF N CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBXF MKT VALUE	NOTES
1 0166	CONC. PAVMT	0 100	0	0	1,144.00	UT 2.00		2.00	100	2004	2004	3	100	2,288	
2 0280	POOL R/CON	0 100	10	24	240.00	UT 70.00		70.00	100	2005	2005	3	54	9,072	
3 0282	POOL ENCL	0 100	27	34	918.00	UT 15.00		15.00	100	2005	2005	3	40	5,508	

BUILDING DIMENSIONS

BAS= W19 FSP= W21 S11 E21 N11 S11 W21 N11 W13 S31 EGR= E21
E25 N24 W12 S3 W13 S E13 N3 E12 S8 FOP= S6 E9 N6 W9 S E9 S8
E19 N44 S PTR= N30 UDO= N12 W12 FOP= W6 S12 E6 N12 S S12 E12 S
S30 S.

LAND DESCRIPTION

L N CODE	USE	CLS	LAND USE DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT LAND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSV
1 0100	C	SFR		100		RSP-2	0.00	0.00	1.00	1T	1.00	1.00	30,000.00	30,000.00	30,000.00	30,000							

TOTAL OBXF												16,868									
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