LOT 1 BLK E MARION PLACE S/D PHA
WD 1026-59, DC 1350-2540, LE 135

PHILLIPS MARY C
1761 SW PALOMA CT
LAKE CITY, FL 32025

2023

05-4S-17-07610-451

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

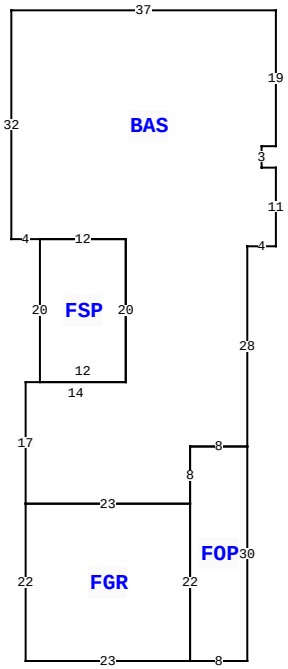
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	1,985	189,403
FGR	506	55	278	26,526
FOP	240	30	72	6,870
FSP	240	40	96	9,160
TOTALS	2,971		2,431	231,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	119.7504	114.96	279,468	2005	2005	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1985 HX Base Yr 2006



1761 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		231,958
TOTAL MARKET OB/XF VALUE		3,090
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		253,548
SOH/AGL Deduction		78,847
ASSESSED VALUE		174,701
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		119,701
TOTAL JUST VALUE		253,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3066	SFR	530	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/1537	2/28/2018	LE	U	I	11	100
GRANTOR: MARY C PHILLIPS (ENH						
GRANTEE: RICHARD ORIAN WELLS						
1026/0059	9/16/2004	WD	Q	I		216,285
GRANTOR: COLUMBIA INVESTORS						
GRANTEE: PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S32 E4 FSP= S20 E12 N20 W12$ E12 S20 W14 S17 FGR= S22 E23 N22 W23$ E23 FOP= S22 E8 N30 W8 S8$ N8 E8 N28 E4 N11 W2 N3 E2 N19$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	436.00	UT	2.50	2.50	100	2005	2005	3	100	1,090	

LAND DESCRIPTION

TOTAL OB/XF 3,090

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/30/2016 BY DFRP Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/28/2023 BY SYS