

LOT 44 TURKEY RUN S/D.

CALDWELL HAMMOND DONALD JR/CALDWELL MURIEL M
420 SW PHILLIPS CIR
LAKE CITY, FL 32024

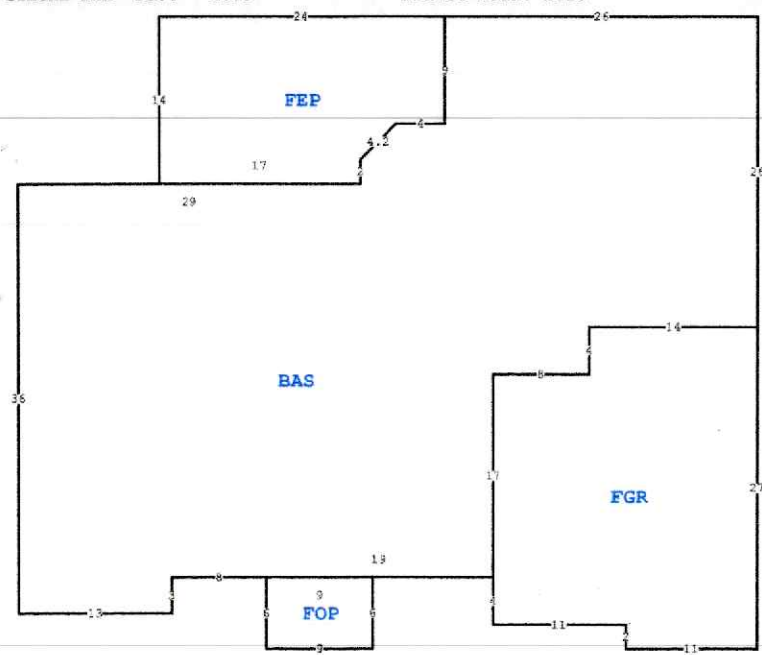
2026

03-4S-16-02739-244

ORB WD 1004-1341, WD 1020-79, LE

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	19	COMMON BRK	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	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		100
Kitchen Adjus	01		100

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%	- 2005								



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	3416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100		2,050	182,017
FEP	306	80		245	21,753
FGR	540	55		297	26,370
FOP	54	30		16	1,421
TOTALS	2,950			2,608	231,561

L N	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	0210	GARAGE U	0 100	30	14	420.00	UT	14.00	14.00	100	0	0	3	100	5,880	
2	0166	CONC, PAVMT	0 100	0	0	1,296.00	UT	2.00	2.00	100	2004	2004	3	100	2,592	
3	0169	FENCE/WOOD	0 100	0	0	136.00	UT	15.00	15.00	100	2007	2007	3	100	2,040	
4	0120	CLFENCE 4	0 100	0	0	120.00	UT	7.50	7.50	100	2007	2007	3	100	900	
5	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/24/2025 BY SYS

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			231,561
TOTAL MARKET OB/XF VALUE			12,012
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			278,573
SOH/AGL Deduction			89,380
ASSESSED VALUE			189,193
TOTAL EXEMPTION VALUE	HX HB SX WX		105,722
BASE TAXABLE VALUE			83,471
TOTAL JUST VALUE			278,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21380	SFR	609	12/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/2469	8/12/2021	LE U	I	I	14	100
GRANTOR:						
GRANTEE:						
1020/0079	7/02/2004	WD Q	I			176,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: DONALD JR & MURIEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W26 FEP= W24 S14 E17 N2 R3 U3 E4 N9S S9 W4 D3 L3 S2
W 29 S36 E13 N3 E8 FOP=	S6 E9 N6 W9S E19 FGR= E4 E11 S2 E11
N27 W14 S4 W8 S17S N17 E8 N4 E14 N26S.	