

LOT 46 TURKEY RUN S/D.
WD 1004-1341, WD 1036-2946, CT 1

ELIZEE SONET/ELIZEE GERTRUDE
380 SW PHILLIPS CIR
LAKE CITY, FL 32024

2023

03-4S-16-02739-246



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	19 COMMON BRK 10
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	2 100
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	05 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	

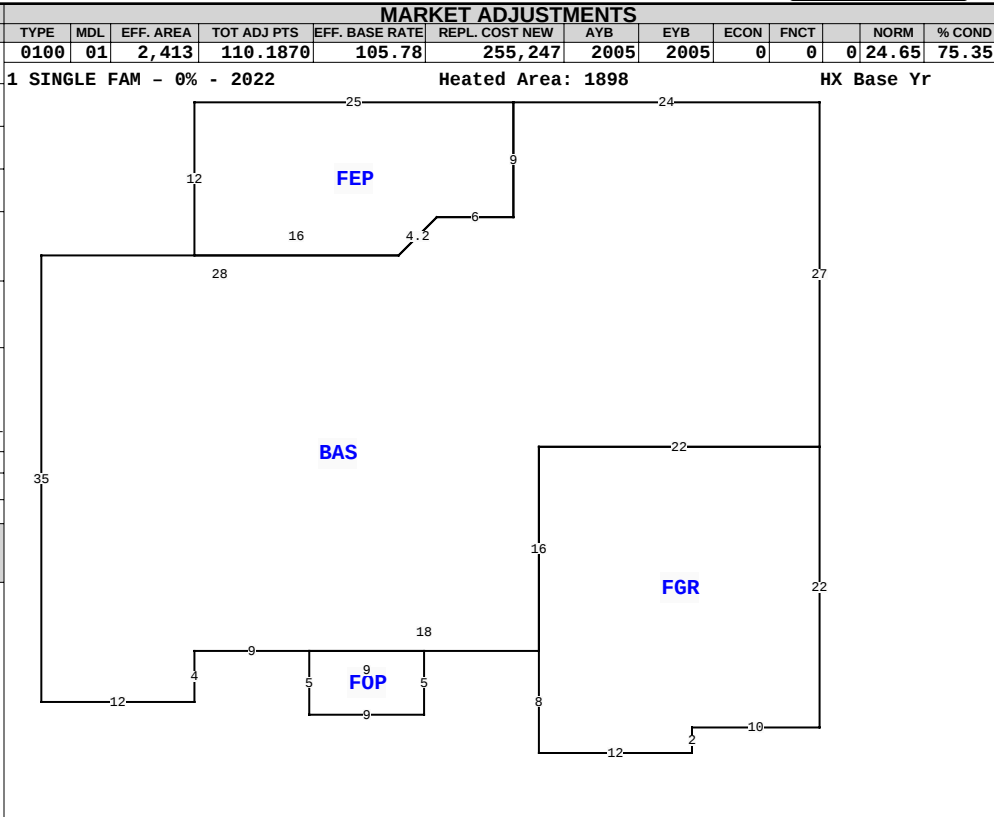
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100	1,898	151,280
FEP	278	80	222	17,694
FGR	508	55	279	22,238
FOP	45	30	14	1,116

TOTALS	2,729		2,413	192,329
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,563.00	UT	3.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 12/06/2018 BY BCRP



380 SW PHILLIPS CIR, LAKE CITY	BLD DATE	LGL DATE	04/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	0	0	0	1,563.00	UT	3.00	3.00	100	2007	2007	3	100	4,689	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF										6,189							
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
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000

Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,329	
TOTAL MARKET OB/XF VALUE		6,189	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		226,518	
SOH/AGL Deduction		9,069	
ASSESSED VALUE		217,449	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		217,449	
TOTAL JUST VALUE		226,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22232	SFR	567	08/25/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1448/690	9/24/2021	PB	U	I	18	0			
GRANTOR: CLERK OF COURT (JOE H									
GRANTEE: HERRING ETHEL MAE									
1448/1666	9/24/2021	PB	U	I	18	0			
GRANTOR: CLERK OF COURT (ESTAT									
GRANTEE: HERRING ETHEL HERRI									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FEP= W25 S12 E16 R3 U3 E6 N9\$ S9 W6 D3 L3 W28 S35 E12 N4 E9 FOP= S5 E9 N5 W9\$ E18 FGR= S8 E12 N2 E10 N22 W22 S16\$ N16 E22 N27\$.									