

LOT 5 TURKEY RUN S/D.
1005-707, WD 1031-1406, WD 1056-

TARDIF LOUISE MARTHE
235 SW PHILLIPS CIR
LAKE CITY, FL 32024

2025

03-4S-16-02739-205



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	13	LAM/VNLPLK 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	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	2,094	100		2,094	210,932
FGR	550	55		302	30,421
FOP	42	30		13	1,310
FSP	369	40		148	14,908
TOTALS	3,055			2,557	257,571

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	12	20	240.00	UT	7.00	7.00	
2	0169	FENCE/WOOD	0	100	0	0	384.00	UT	10.00	10.00	
3	0166	CONC,PAVMT	0	100	0	0	1,378.00	UT	2.50	2.50	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE 0100 MDL 01 EFF. AREA 2,557 TOT ADJ PTS 111.0340 EFF. BASE RATE 124.36 REPL. COST NEW 317,989 AYB 2005 EYB 2005 ECON 0 FNCT 0 NORM 0 19.00 % COND 81.00

1 SINGLE FAM - 100% - 2024 Heated Area: 2094 HX Base Yr 2024

25

16

9

41

9

41

22

25

28

19

7

6

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6

12

13

22

12

3

FSP

BAS

FGR

FOP

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF											
9,205											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		257,571	
TOTAL MARKET OB/XF VALUE		9,205	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		301,776	
SOH/AGL Deduction		109,864	
ASSESSED VALUE		191,912	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		136,190	
TOTAL JUST VALUE		301,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052305	Roof Replacement	21,050	02/12/2025
22827	SFR	489	02/21/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1504/92	12/06/2023	WD U	I	I	11
GRANTOR: BOUFFARD JOCELYNE S					
GRANTEE: TARDIF LOUISE MARTH					
1500/1505	10/06/2023	WD Q	I	I	01
GRANTOR: EGLI JAMES					
GRANTEE: TARDIF LOUISE MARTH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W25 S25 FGR= S25 E22 N25 W22\$ E22 S28 E12 N3 FOP= E7 N6 W7 S6\$ N6 E19 S12 E13 N40 FSP= N9 W41 S9 E41\$ W41 N16\$.											