LOT 43 TURKEY RUN S/D.
WD 1000-2439,1029-1118,
WD 1034-1562, WD 1065-511, QC

STEICHEN ALDEAN/STEICHEN LINDA
484 SW PHILLIPS CIR
LAKE CITY, FL 32024-3718

2023

03-4S-16-02739-243

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

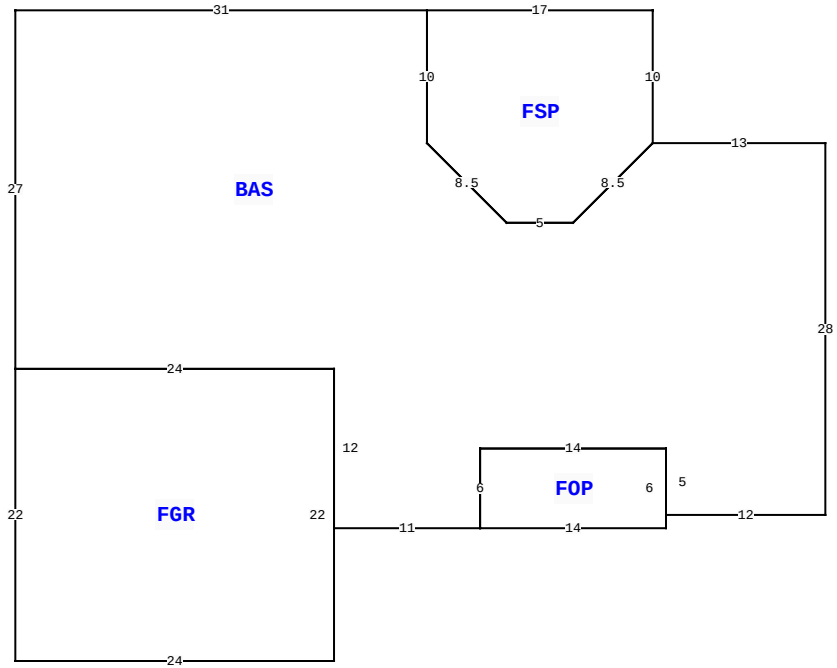
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,629	100	1,629	133,853
FGR	528	55	290	23,829
FOP	84	30	25	2,055
FSP	236	40	94	7,724
TOTALS	2,477		2,038	167,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	117.8550	97.82	199,357	2005	2005	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2018 HX Base Yr 2018



484 SW PHILLIPS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,460
TOTAL MARKET OB/XF VALUE		5,330
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		194,790
SOH/AGL Deduction		44,601
ASSESSED VALUE		150,189
TOTAL EXEMPTION VALUE	HX HB 13	150,189
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		194,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043562	Roof Replacement	15,171	01/20/2022
23074	SFR	514	04/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1054	4/21/2017	WD	Q	I	01	169,900
GRANTOR: BRIDGITT BEASLEY						
GRANTEE: ALDEAN & LINDA STEI						
1252/2402	4/11/2013	WD	U	I	38	116,000
GRANTOR: ALBERT G MULLINGS						
GRANTEE: BRIDGITT BEASLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 FGR= S22 E24 N22 W24$ E24 S12 E11 FOP= E14 N6 W14 S6$ N6 E14 S5 E12 N28 W13 FSP= N10 W17 S10 D6 R6 E5 R6 U6 $ D6 L6 W5 L6 U6 N10$.

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	0166	CONC,PAVMT	0	100	0	0	1,665.00	UT	2.00	2.00	100	2005	2005	3	100	3,330	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,330

LN	USE CODE	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	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 04/26/2022 BY JS Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 01/25/2023