

LOT 16 TURKEY RUN S/D.

972-1554, WD 1035-2839, WD 1088-

TERRELL JOSEPH R
417 SW PHILLIPS CIR
LAKE CITY, FL 32024

2024

03-4S-16-02739-216

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
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
Architectural	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality 05 05
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 06
NEIGHBORHOOD LOC 3416.00 1.00/

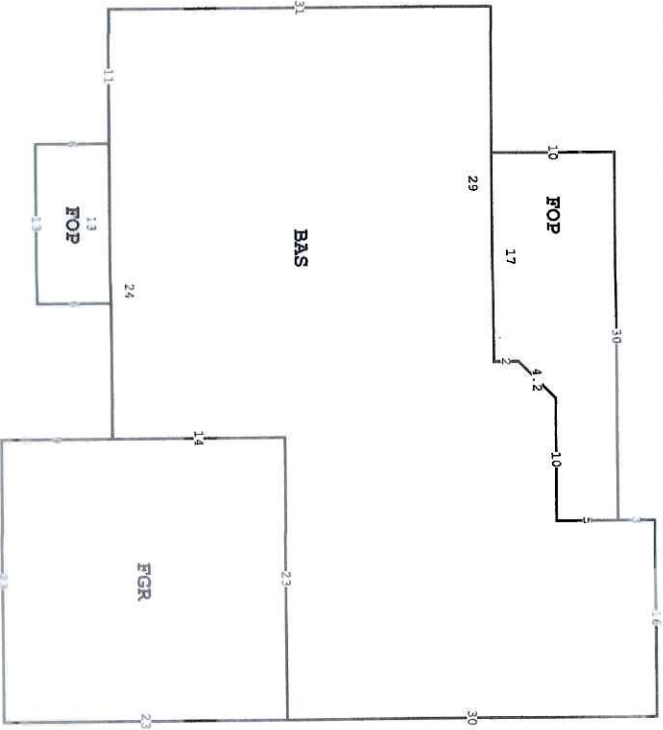
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1,745	182,304
FGR	529	55	291	30,401
FOP	78	30	23	2,403
FOP	240	30	72	7,522

TOTALS 2,592 2,131 222,630

MARKET ADJUSTMENTS

TYPE	MFL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVB	ECON	FRCT	NORM	% CORR
0100	01	2,131	131.1156	125.87	268,229	2006	2006	0	0	0.17.00	83.00

Heated Area: 1745
HX Base Yr 2022



417 SW PHILLIPS CIR, LAKE CITY

L N CODE	OBX/F DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJ R	ADJ UNIT PRICE	ORIG COND	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/F MKT VALUE	NOTES
1 0180	EPIC 1STRY	0 100	0	0	1.00	UT 2,000.00		2,000.00	100		2006	2006	3	100	2,000	
2 0166	CONC. PAVMT	0 100	0	0	1,581.00	UT 2.50		2.50	100		2006	2006	3	100	3,953	
3 0294	SHED WOOD/	0 100	10	16	160.00	UT 7.50		7.50	100		2007	2007	3	100	1,200	

BUILDING DIMENSIONS									
BAS=	W16	S3	FOP=	W30	S10	E17	N2	R3	U3
S2	W29	S31	E11	FOP=	S6	E13	N6	W13	E24
S14	S14	E23	N30	S					

GRANTEE: TERRELL JOSEPH R

GRANTOR: CLERK OF COURT (ESTAT)

1448/678 9/24/2021 PB U I 18 0

GRANTEE: GISMONDI NICOLA M

BUILDING NOTES

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1449/2661	10/06/2021	INST	U	I	CD	265,000

GRANTOR: GISMONDI NICOLA M

GRANTEE: TERRELL JOSEPH R

1448/678 9/24/2021 PB U I 18 0

GRANTOR: CLERK OF COURT (ESTAT)

GRANTEE: GISMONDI NICOLA M

BUILDING NOTES

LAND DESCRIPTION																			TOTAL OBX/F												
L N CODE		USE		LAND USE DESCRIPTION		CAP	D	R	LOC	FRONT	DEPTH	TOT LAND UNITS		UNIT TYPE	D	DPH	% 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	1.00	28,000.00	28,000.00	28,000										

REVIEW DATE	11/29/2021	BY	CP	Total Acres: 0.50	Total Land Value: 28,000	Market: 0	Agricultural: 0	Common: 28,000	PRINTED 10/18/2023 BY SYS
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