LOT 17 CALLAWAY S/D UNIT 1.

819-193, 920-585, 923-1424, 928-

EVANS JO LYNN
149 SW PHEASANT WAY
LAKE CITY, FL 32024

2026

15-4S-16-03023-117

COLUMBIA COUNTY PROPERTY

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 80
Interior Floo	15	HARDTILE 20
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	07	07

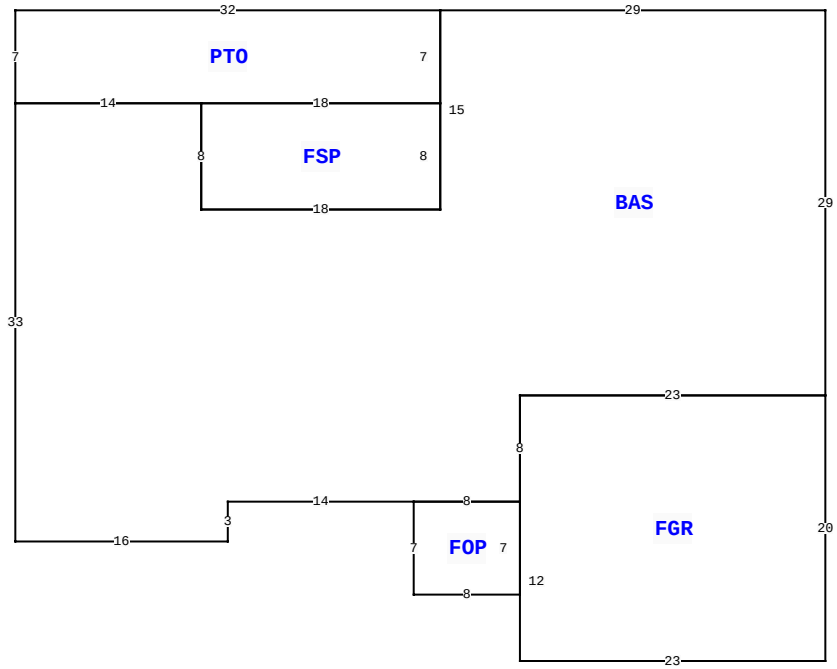
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100		1,753	185,960
FGR	460	55		253	26,839
FOP	56	30		17	1,803
FSP	144	40		58	6,153
PTO	224	5		11	1,167
TOTALS	2,637			2,092	221,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	124.6256	139.58	292,001	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2014 Heated Area: 1753 HX Base Yr 2014



149 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,921
TOTAL MARKET OB/XF VALUE		4,414
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		261,335
SOH/AGL Deduction		88,720
ASSESSED VALUE		172,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,893
TOTAL JUST VALUE		261,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044219	Roof Replacement	13,334	04/19/2022
17940	SFR	419	02/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/2607	9/22/2021	LE	U	I	14	100
GRANTOR: EVANS JO LYNN						
GRANTEE: EVANS JO LYNN						
1262/0494	9/17/2013	WD	U	I	12	135,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JO LYNN EVANS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= W32 S7 E14 FSP= S8 E18 N8 W18$ E18 N7$ S15 W18 N8 W14 S33E16 N3 E14 FOP= S7 E8 N7 W8$ E8 FGR= S12 E23 N20 W23 S8$ N8 E23 N29$.

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	1,609.00	UT	1.50	1.50	100	2001	2001	3	100	2,414	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,414

LN	USE CODE	CLS	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	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/19/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS