LOT 19 CALLAWAY S/D UNIT 1.

819-193, 967-2700, 977-1992, 978

STEWARD ANITA
189 SW PHEASANT CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

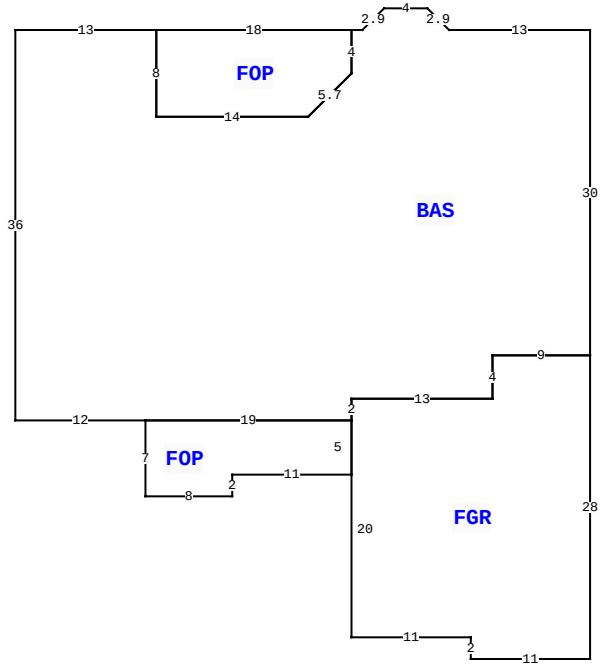
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,704	100		1,704	198,875
FGR	542	55		298	34,780
FOP	111	30		33	3,851
FOP	136	30		41	4,785
TOTALS	2,493			2,076	242,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	139.3158	156.03	323,918	2004	2004	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2022 Heated Area: 1704 HX Base Yr 2022



189 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		242,291
TOTAL MARKET OB/XF VALUE		5,164
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		282,455
SOH/AGL Deduction		27,286
ASSESSED VALUE		255,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,447
TOTAL JUST VALUE		282,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053842	Generator		08/14/2025
000049409	Roof Replacement	16,800	03/12/2024
000042242	Solar Power Syste	35,243	06/30/2021
21171	SFR	279	10/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/1864	5/12/2025	WD	Q	I	01	320,000
GRANTOR: DE LA ROSA RANDOLFI						
GRANTEE: STEWARD ANITA						
1439/169	5/28/2021	WD	Q	I	01	258,000
GRANTOR: NEAL BRUCE						
GRANTEE: DE LA ROSA RANDOLFI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W4 D2 L2 W1 FOP= W18 S8 E14 R4 U4 N4$ S4 D4 L4 W14 N8 W13 S36 E12 FOP= S7 E8 N2 E11 N5 W19$ E19 FGR= S20 E11 S2 E11 N28 W9 S4 W13 S2$ N2 E13 N4 E9 N30$.

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	1,782.00	UT	2.00	2.00	100	2004	2004	3	100	3,564	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 5,164

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 06/18/2025 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS