LOT 22 CALLAWAY S/D UNIT 1.
819-193, 878-844, 950-2303, WD 1

COLE SHERRI
170 SW PHEASANT WAY
LAKE CITY, FL 32024

2026

15-4S-16-03023-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

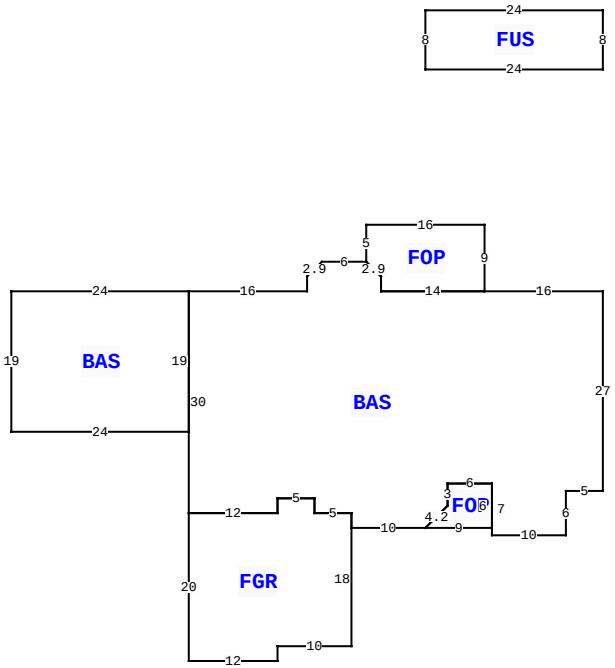
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	06	06
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	456	100		456	38,191
BAS	1,719	100		1,719	143,970
FGR	430	55		236	19,766
FOP	41	30		12	1,005
FOP	138	30		41	3,434
FUS	192	100		192	16,080
TOTALS	2,976			2,656	222,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	115.0422	128.85	342,226	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2367 HX Base Yr 2021



170 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		222,447
TOTAL MARKET OB/XF VALUE		31,069
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,516
SOH/AGL Deduction		54,897
ASSESSED VALUE		233,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,897
TOTAL JUST VALUE		288,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053043	Roof Replacement	25,000	05/07/2025
34084	POOL ENCL	95	05/24/2016
26960	POOL	180	04/30/2008
18392	SFR	313	06/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1279	3/06/2020	WD	Q	I	01	200,000
GRANTOR: RICHARD T TAYLOR						
GRANTEE: SHERRI COLE						
1255/1324	5/29/2013	WD	U	I	30	75,000
GRANTOR: LUCINDA L LOWE						
GRANTEE: RICHARD T TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N9 W16 S5 D2 R2 S2 E14$ W14 N2 L2 U2 W6 D2 L2 S2 W16 BAS= W24 S19 E24 N19$ S30 FGR= S20 E12 N2 E10 N18 W5 N2 W5 S2W12$ E12 N2 E5 S2 E5 S2 E10 FOP= E9 N6 W6 S3 L3 D3 $ U3 R3 N3 E6 S7 E10 N6 E5 N27$ PTR= N30 FUS= N8 W24 S8 E24$ S30$. .

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	1,458.00	UT	1.50	1.50	100	2001	2001	3	100	2,187	
2	0169	FENCE/WOOD	0	100	0	0	378.00	UT	13.50	13.50	60	2007	2007	3	60	3,062	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2008	2008	3	58	15,915	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0282	POOL ENCL	0	100	31	36	1,116.00	UT	15.00	15.00	100	2016	2016	3	52	8,705	

LAND DESCRIPTION

TOTAL OB/XF 31,069

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 05/28/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS