

LOT 57 CALLAWAY S/D PHASE 3.
WD 1025-508, WD 1054-2185,
WD 1125-640, CT 1263-500,

GUTSHALL DONALD R/GUTSHALL TILENA
259 SW PHEASANT WAY
LAKE CITY, FL 32024

2026

15-4S-16-03023-357



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 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,004	100		2,004	222,717
FGR	588	55		323	35,897
FOP	84	30		25	2,778
FOP	136	30		41	4,557
PTO	84	5		4	445
TOTALS	2,896			2,397	266,393

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0	100	0	0	UT	10.00	10.00
2	0166	CONC, PAVMT	0	100	0	0	UT	2.50	2.50
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,397	124.0371	138.92	332,991	2005	2005	0	0	0	20.00	80.00
1 SINGLE FAM 100% - 2019 Heated Area: 2004 HX Base Yr 2019												
259 SW PHEASANT WAY, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,393	
TOTAL MARKET OB/XF VALUE		7,853	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,246	
SOH/AGL Deduction		130,491	
ASSESSED VALUE		178,755	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		128,033	
TOTAL JUST VALUE		309,246	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048892	Roof Replacement	29,400	12/20/2023
22525	SFR	602	11/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1430	11/30/2018	WD	Q	I	01	211,500
GRANTOR: JAMES & CARMELITA MAT						
GRANTEE: DONALD R & TILENA G						
1279/1360	8/11/2014	WD	U	I	11	100
GRANTOR: JAMES H & CARMELITA G						
GRANTEE: JAMES & CARMELITA M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 N2 W14 PTO= W14 S6 E14 N6\$ S6 FOP= W14 S10 E11 R3 U3 N7\$ S7 D3 L3 W11 N13 W16 S40 E18 FOP= S6 E8 N6 W1 N6 W6 S6 W1\$ E1 N6 E6 S6 E6 FGR= S23 E24 N26 W12 S3 W12\$ E12 N3 E12 N38\$.									