

LOT 59 CALLAWAY S/D PHASE 3.
WD 1029-1858, WD 1055-29, WD 124

ALTODONNA BRYAN
315 SW PHEASANT WAY
LAKE CITY, FL 32024

2026

15-4S-16-03023-359



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 60
Interior Floo	15	HARDTILE 40
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
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NEIGHBORHOOD/LOC	15416.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100		1,971	219,317
FGR	528	55		290	32,269
FOP	90	30		27	3,004
FOP	269	30		81	9,013
FSP	142	40		57	6,342
FSP	247	40		99	11,016

TOTALS	3,247			2,525	280,962
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1,213.00	UT	2.00	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
4	0280	POOL R/CON	0 100	15	22	330.00	UT	70.00	

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

0100012,525124.1856139.09351,2022005200500020.0080.00

1 SINGLE FAM100% - 2013Heated Area: 1971HX Base Yr 2013

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025MLU

TOTAL OB/XF									
29,447									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,962	
TOTAL MARKET OB/XF VALUE		29,447	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		345,409	
SOH/AGL Deduction		113,340	
ASSESSED VALUE		232,069	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		181,347	
TOTAL JUST VALUE		345,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051612	Electrical Servic	0	11/25/2024
38816	POOL	0	10/25/2019
32477	ADDN SFR	95	11/17/2014
22564	SFR	592	12/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/2764	11/13/2012	WD	U	I	11	100
GRANTOR: JERRY MOTE & TIFFANI						
GRANTEE: BRYAN ALTODONNA						
1244/2480	11/13/2012	WD	U	I	38	125,000
GRANTOR: JERRY MOTE & TIFFANI						
GRANTEE: BRIAN ALTODONNA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 S39 E3 S2 E7 N2 E1 FOP= S5 E12 N8 W10 S3 W2\$ E2 N3 E19FGR= S24 E22 N24 W22\$ E24 N33 L3 U3 FOP= N13 W20 FSP= N3 W19 S13 E19 N10\$ S13 E5 D3 R3 R3 U3 E9 \$ W9 D3 L3 L3 U3 W5 FSP= N3 W19 S8E16 N2 R3 U3 \$ D3 L3 S2 W16N5\$.									