LOT 98 CALLAWAY S/D PHASE 3.
ORB 1033-1910, WD 1050-2020.
WD 1150-2636,

SANTOS STEFANI M
322 SW PHEASANT WAY
LAKE CITY, FL 32055

2026

15-4S-16-03023-398

BUILDING CHARACTERISTICS

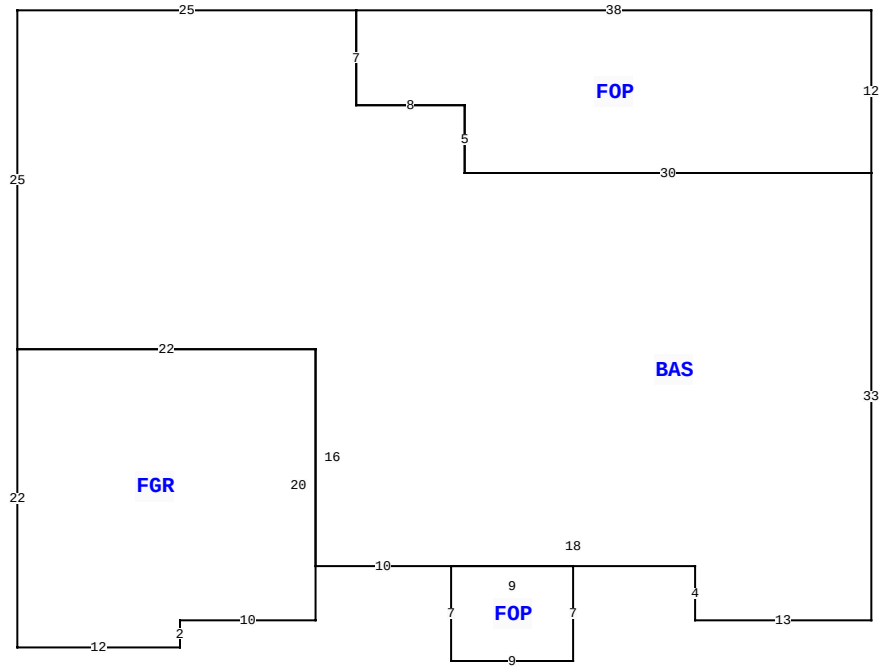
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,867	100		1,867	196,318
FGR	464	55		255	26,814
FOP	63	30		19	1,998
FOP	416	30		125	13,144
TOTALS	2,810			2,266	238,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	117.3596	131.44	297,843	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1867 HX Base Yr 2006



197 SW WILSHIRE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		238,274
TOTAL MARKET OB/XF VALUE		2,212
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		275,486
SOH/AGL Deduction		95,108
ASSESSED VALUE		180,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,656
TOTAL JUST VALUE		275,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048292	Roof Replacement	22,000	09/29/2023
22611	SFR	578	12/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1150/2636	5/21/2008	WD	Q	I	01	100
GRANTOR: FABIAN D SANTOS						
GRANTEE: STEFANI M SANTOS						
1050/2020	6/24/2005	WD	Q	I		198,900
GRANTOR: AARON SIMQUE HOMES IN						
GRANTEE: FABIAN D & STEFANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S25 FGR= S22 E12 N2 E10 N20 W22 $ E22 S16 E10 FOP= S7 E9 N7 W9$ E18 S4 E13 N33 FOP= N12 W38 S7 E8 S5 E30$ W30 N5 W8 N7$.

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	1,106.00	UT	2.00	2.00	100	2005	2005	3	100	2,212	

LAND DESCRIPTION

TOTAL OB/XF 2,212

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/24/2024 BY KS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS