

LOT 99 CALLAWAY S/D PHASE 3.
ORB 1018-1594, WD 1007-507,
WD 1018-1596, WD 1315-1001,

ANTHANASIOU JAMES
300 SW PHEASANT WAY
LAKE CITY, FL 32024

2026

15-4S-16-03023-399



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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
BAS	189	100
BAS	2,076	100
FGR	576	55
FOP	83	30
FOP	98	30
TOTALS	3,022	2,636 282,483

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,636	121.1133	135.65	357,573	2004	2004	0	0	21.00 79.00
1 SINGLE FAM			100% - 2018	Heated Area: 2265			HX Base Yr 2018			
The floor plan diagram illustrates a building layout with three main areas: FOP (Front Office/Parlor), BAS (Bathroom), and FGR (Front Garden/Rear). The FOP area is located at the top left, featuring a complex shape with several small rooms and a central hallway. The BAS area is a large rectangular room occupying the top right and center. The FGR area is a large rectangular room at the bottom left. Dimensions are provided for various segments of the walls and rooms. The overall layout is enclosed within a larger boundary, with a total heated area of 2265 square feet.										
BLD DATE			LGL DATE			04/03/2025 MLU				
XF DATE			LAND DATE							
INC DATE			AG DATE							

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0280	POOL R/CON	0 100	15	30	450.00	UT	70.00	70.00	13,545
2	0166	CONC, PAVMT	0 100	0	0	2,532.00	UT	2.00	2.00	5,064
3	0169	FENCE/WOOD	0 100	0	0	360.00	UT	7.50	7.50	2,700
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	200

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

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				282,483		
TOTAL MARKET OB/XF VALUE				21,509		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				338,992		
SOH/AGL Deduction				106,576		
ASSESSED VALUE				232,416		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				181,694		
TOTAL JUST VALUE				338,992		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				343,827		