LOT 101 CALLAWAY S/D PHASE 3.
WD 1025-510, WD 1052-2485.
POA 1071-2342.

HOLLAND KEVIN C/HOLLAND DEBRA A
250 SW PHEASANT WAY
LAKE CITY, FL 32024

**2026**

**15-4S-16-03023-401**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

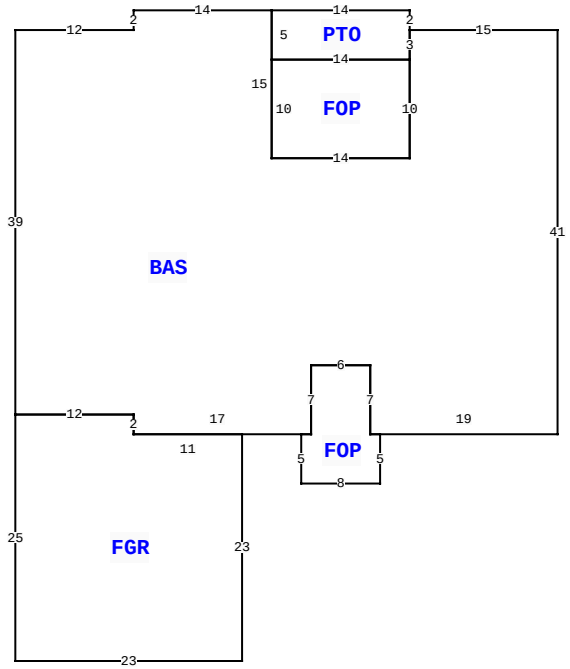
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,035 | 100 | | 2,035 | 214,180 |
| FGR | 553 | 55 | | 304 | 31,995 |
| FOP | 82 | 30 | | 25 | 2,631 |
| FOP | 140 | 30 | | 42 | 4,421 |
| PTO | 70 | 5 | | 4 | 421 |
| TOTALS | 2,880 | | | 2,410 | 253,648 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,410 | 117.4635 | 131.56 | 317,060 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 2035 HX Base Yr 2006




250 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 | | 253,648 |
| TOTAL MARKET OB/XF VALUE | | 3,803 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 292,451 |
| SOH/AGL Deduction | | 102,274 |
| ASSESSED VALUE | | 190,177 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 139,455 |
| TOTAL JUST VALUE | | 292,451 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 295,622 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049087 | Roof Replacement | 26,400 | 01/25/2024 |
| 22696 | SFR | 602 | 01/13/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1052/2485 | 7/19/2005 | WD | Q | I | | 214,900 |
| GRANTOR: CLYATT & HOWARD JR | | | | | | |
| GRANTEE: KEVIN C & DEBRA A H | | | | | | |
| 1025/0510 | 9/02/2004 | WD | Q | V | | 23,400 |
| GRANTOR: CALLAWAY LAND TRUST | | | | | | |
| GRANTEE: CLYATT & HOWARD JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 PTO= N2 W14 S5 E14 N3$ S3 FOP= W14 S10 E14 N10$ S10 W14 N15 W14 S2 W12 S39 FGR= S25 E23 N23 W11 N2 W12$ E12 S2 E17 FOP= S5 E8 N5 W1 N7 W6 S7 W1$ E1 N7 E6 S7 E19 N41$.

## 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 | 1,521.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 3,803 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,803

| 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 02/20/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS