

LOT 102 CALLAWAY S/D PHASE 3.
WD 1040-292, WD 1068-383, WD 110

OTEIZA ESTHER I
224 SW PHEASANT WAY
LAKE CITY, FL 32024

2026

15-4S-16-03023-402



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

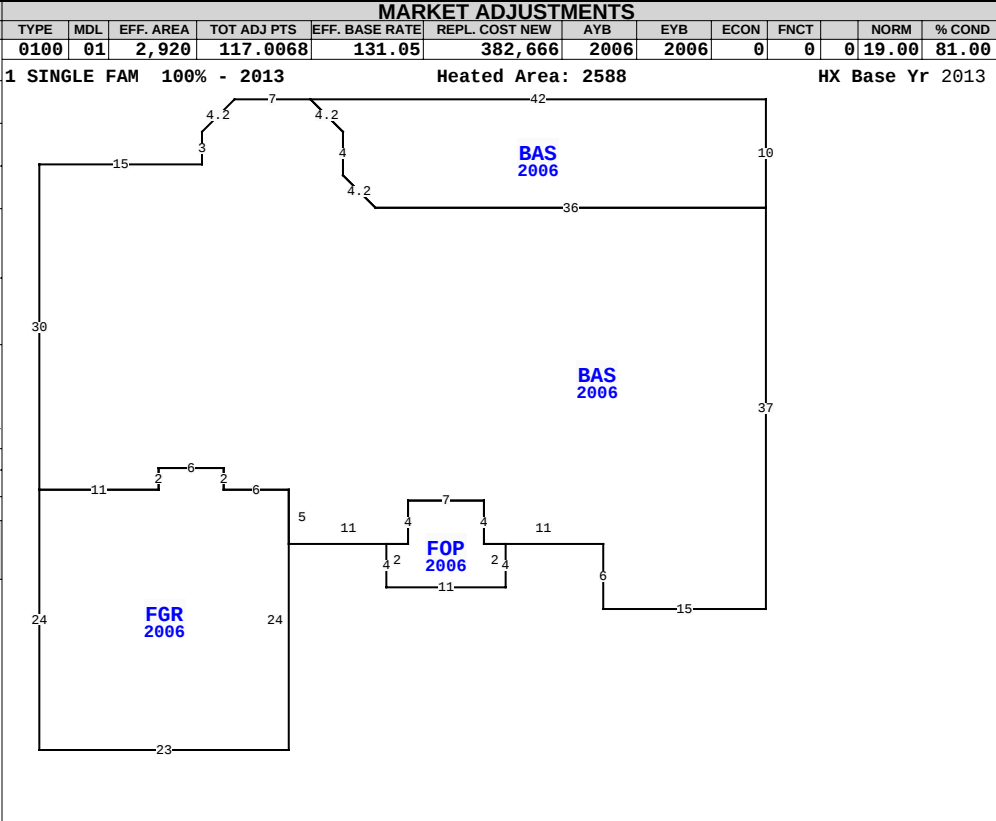
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100	2006	390	41,399
BAS	2,198	100	2006	2,198	233,319
FGR	564	55	2006	310	32,907
FOP	72	30	2006	22	2,335

TOTALS	3,224			2,920	309,959
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1,196.00	UT 3.00
2	0169	FENCE/WOOD	0	100	0	0		276.00	UT 3.75
3	0296	SHED METAL	0	100	12	16		192.00	UT 6.00
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00
6	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00

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



224 SW PHEASANT WAY, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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		1,196.00	UT 3.00	100	2006	2006	3	100	3,588	
2	0169	FENCE/WOOD	0	100	0	0		276.00	UT 3.75	100	2007	2007	3	100	1,035	
3	0296	SHED METAL	0	100	12	16		192.00	UT 6.00	100	2007	2007	3	100	1,152	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	3,500	
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2024	2023		85	5,100	
6	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	2025	2024		100	2,000	

TOTAL OB/XF													16,375	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00				

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 3									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										309,959									
TOTAL LAND VALUE - MARKET										16,375									
TOTAL MARKET VALUE										35,000									
SOH/AGL Deduction										361,334									
ASSESSED VALUE										116,816									
TOTAL EXEMPTION VALUE										244,518									
BASE TAXABLE VALUE										HX HB									
TOTAL JUST VALUE										50,722									
NCON VALUE										193,796									
INCOME VALUE										361,334									
PREVIOUS YEAR MKT VALUE										0									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051879	Roof Replacement	18,750	12/18/2024
000048447	Electrical Servic	0	10/19/2023
23980	SFR	801	12/21/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1533/816	2/10/2025	WD	U	I	11	100	
GRANTOR: OTEIZA ESTHER AKA EST							
GRANTEE: OTEIZA ESTHER I							
1337/2550	5/30/2017	PB	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: IGDALIA OTEIZA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=-30,10] E11 N2 E6 S2 E6 S5 E11 N4 E7 S4 E11 S6 E15 N37 W36 U3L3 N4 U3L3 S3 W15 S30 \$									
FGR=[YR=2006;ORIG=-30,10] E11 N2 E6 S2 E6 S24 W23 N24 \$									
BAS=[YR=2006;ORIG=1,-16] U3L3 N4 U3L3 E42 S10 W36 \$									
FOP=[YR=2006;ORIG=2,15] E2 N4 E7 S4 E2 S4 W11 N4 \$									