LOT 16 CALLAWAY S/D UNIT 1 &
THE W 29 FT OF LOT 15 AS DESC
IN ORB 906-455.

SCHULTZ RICHARD/SCHULTZ DONNA G
123 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-116

BUILDING CHARACTERISTICS

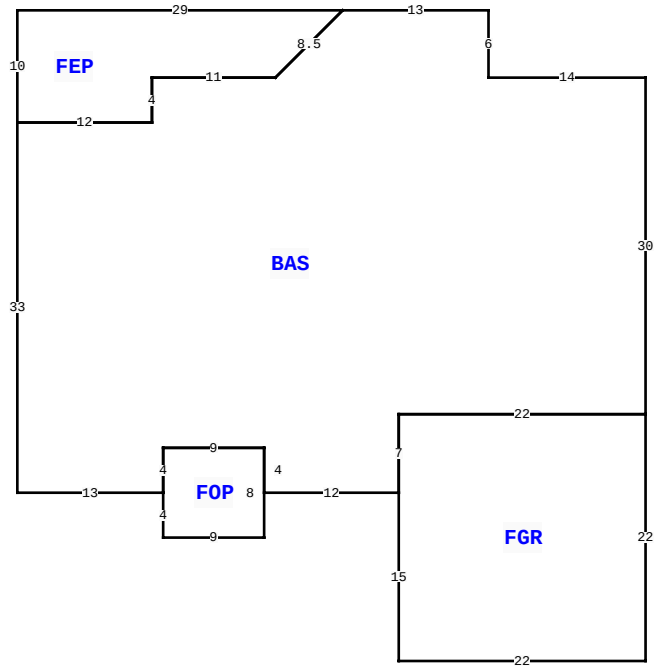
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
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	1,930	100		1,930	116,006
FEP	204	80		163	9,797
FGR	484	55		266	15,989
FOP	72	30		22	1,323
TOTALS	2,690			2,381	143,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	121.4246	133.57	318,030	2000	2000	20	0	0	35.00	45.00

1 SINGLE FAM 100% - 2001 Heated Area: 1930 HX Base Yr 2001



123 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	1,789.00	UT	1.50	1.50	100	2000	2000	3	100	2,684	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,114
TOTAL MARKET OB/XF VALUE		3,884
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		181,998
SOH/AGL Deduction		47,061
ASSESSED VALUE		134,937
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,526
TOTAL JUST VALUE		181,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,601

BLDG:1:2: DEPR UNTIL THE PROBLEM IS RESOLVED

BLDG:1:1: PROPERTY HAS FLOODED IN THE PAST, GIVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047751	Roof Replacement	19,843	07/26/2023
000041931	Remodel	27,514	05/17/2021
30449	MAINT/ALTR	0	09/11/2012
15587	SFR	310	05/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/0455	7/13/2000	WD	Q	V	01	100
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: SCHULTZ'S (THE W 2						
0896/2440	2/10/2000	WD	Q	I		121,800
GRANTOR: DANIEL CRAPPS AS TRUS						
GRANTEE: SCHULTZ'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N6 W13 FEP= W29 S10 E12 N4 E11 R6 U6 $ D6 L6 W11 S4 W12 S33 E13 FOP= S4 E9 N8 W9 S4$ N4 E9 S4 E12 FGR= S15 E22 N22 W22 S7$ N7 E22 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,884

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/19/2024 BY KS Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS