LOT 20 CALLAWAY S/D UNIT 1.
ORB 819-193, 855-104, 924-1955
WD 1291-2152,

KAPADIA KENIL A
209 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-120

BUILDING CHARACTERISTICS

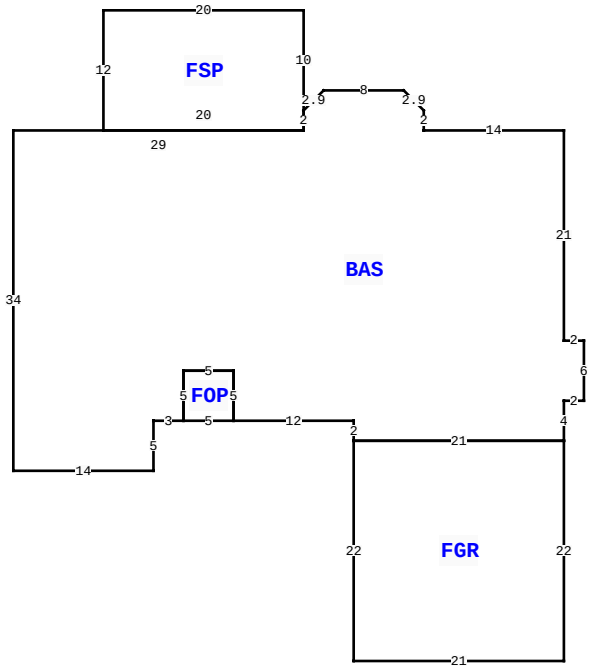
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,738	100		1,738	176,727
FGR	462	55		254	25,828
FOP	25	30		8	813
FSP	240	40		96	9,762
TOTALS	2,465			2,096	213,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	124.5816	137.04	287,236	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2018 Heated Area: 1738 HX Base Yr 2018



209 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,437.00	UT	1.50	1.50	100	2001	2001	3	100	2,156	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,129
TOTAL MARKET OB/XF VALUE		3,956
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		252,085
SOH/AGL Deduction		75,351
ASSESSED VALUE		176,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,323
TOTAL JUST VALUE		252,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042970	Roof Replacement	17,400	10/15/2021
17482	SFR	280	10/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2152	3/27/2015	WD	Q	I	01	141,000
GRANTOR: ROY BROGAN JR (SINGLE						
GRANTEE: KENIL A KAPADIA						
0924/1955	4/13/2001	WD	Q	I		119,500
GRANTOR: ROGER DAVIS SAMUEL BR						
GRANTEE: ROY BROGAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N2 U2 L2 W8 L2 D2 FSP= N10 W20 S12 E20 N2 $ S2 W29 S34 E14 N5 E3 FOP= E5 N5 W5 S5$ N5 E5 S5 E12 S2 FGR= S22 E21 N22 W21 $ E21 N4 E2 N6 W2 N21$.

LAND DESCRIPTION

TOTAL OB/XF 3,956

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS