LOT 21 CALLAWAY S/D UNIT 1.
819-193, 878-846, 986-2678, WD 1

TODD DEBORAH/LOUNSBURY CHERYL
196 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-121

BUILDING CHARACTERISTICS

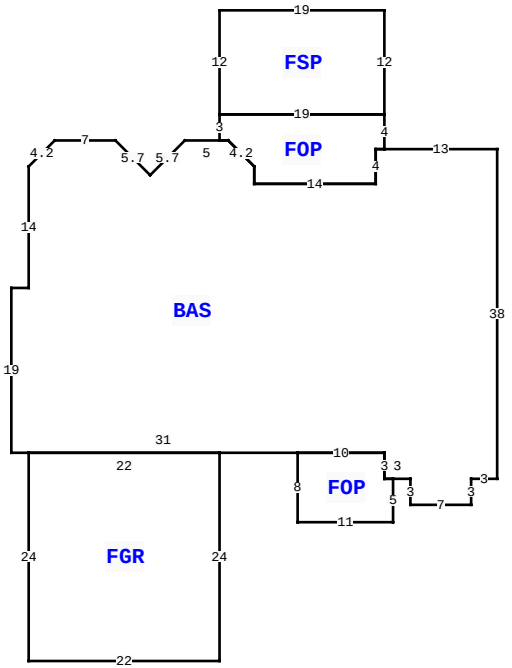
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,933	100		1,933	199,640
FGR	528	55		290	29,951
FOP	85	30		26	2,686
FOP	133	30		40	4,131
FSP	228	40		91	9,398
TOTALS	2,907			2,380	245,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	120.3741	132.41	315,136	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2025 Heated Area: 1933 HX Base Yr 2025



196 SW PHEASANT WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	245,806
TOTAL MARKET OB/XF VALUE	14,122
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	294,928
SOH/AGL Deduction	107,770
ASSESSED VALUE	187,158
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	135,747
TOTAL JUST VALUE	294,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048736	Electrical Servic	0	11/27/2023
000041560	Roof Replacement	14,519	03/19/2021
37373	MAINT/ALTR	144	10/26/2018
20892	SFR	341	07/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1666	7/22/2024	LE	U	I	14	100
GRANTOR: BOSTIC MARY L (ENH LI						
GRANTEE: TODD DEBORAH (RMDR)						
1046/2903	5/23/2005	WD	Q	I		199,000
GRANTOR: SEMIZ						
GRANTEE: MARY L BOSTIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N4 FSP= N12 W19 S12 E19$ W19 S3 E1 D3 R3 S2 E14 N4 E1$ W1 S4W14 N2 L3 U3 W5 D4 L4 L4 U4 W7 D3 L3 S14 W2 S19 E2 FGR= S24 E22 N24 W22$ E31 FOP= S8 E11 N5 W1 N3 W10$ E10 S3 E3 S3 E7 N3 E3 N38 $.

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	1,431.00	UT	2.00	2.00	100	2003	2003	3	100	2,862	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
4	0296	SHED METAL	0	100	10	18	180.00	UT	12.00	12.00	100	2007	2007	3	100	2,160	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 14,122

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 02/02/2024 BY jerry Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS