LOT 23 CALLAWAY S/D UNIT 1.
819-193, 858-1529, 964-2753,
QC 1356-1012, WD 1384-2341,

PACE JOSEPH HENRY III/PACE CONNIE
144 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-123

BUILDING CHARACTERISTICS

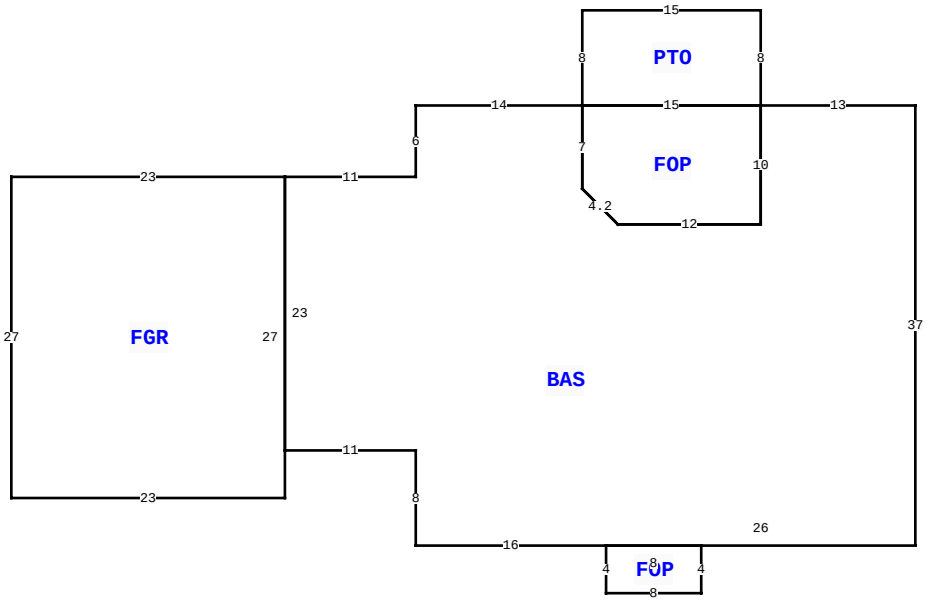
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,662	100		1,662	184,485
FGR	621	55		342	37,963
FOP	32	30		10	1,110
FOP	146	30		44	4,884
PTO	120	5		6	666
TOTALS	2,581			2,064	229,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	129.3732	142.31	293,728	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 0% - 0 Heated Area: 1662 HX Base Yr



144 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	0	0	0	1,674.00	UT	2.00	2.00	100	2003	2003	3	100	3,348	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	2007	2007	3	54	19,354	
3	0258	PATIO	0	0	12	24	288.00	UT	3.50	3.50	100	2007	2007	3	100	1,008	
4	0200	GARAGE F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	15,000	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,108
TOTAL MARKET OB/XF VALUE	38,910
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	303,018
SOH/AGL Deduction	0
ASSESSED VALUE	303,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,018
TOTAL JUST VALUE	303,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,188

XFOB:8:1: 3 CAR DETATCHED GARAGE WITH FOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054214	Roof Replacement	30,468	10/08/2025
26214	POOL	205	09/07/2007
20612	SFR	304	04/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2342	5/16/2019	WD	Q	I	01	236,000
GRANTOR: ANGELA B KING						
GRANTEE: JOSEPH HENRY III &						
1384/2341	5/03/2019	WD	U	I	11	100
GRANTOR: DAVID D KING						
GRANTEE: ANGELA B KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N8 W15 S8 E15$ FOP= W15 S7 D3 R3 E12 N10$ S10 W12 L3 U3 N7 W14 S6 W11 FGR= W23 S27 E23 N27$ S23 E11 S8 E16 FOP= S4 E8 N4 W8$ E26 N37$.

LAND DESCRIPTION

TOTAL OB/XF 38,910

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	0		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