LOT 56 CALLAWAY S/D PHASE 3.
WD 1037-1584.WD 1066-1902.

KIM ALEXANDER JAE/KIM MANDY MIJIN
237 SW PHEASANT WAY
LAKE CITY, FL 32024

**2027**

**15-4S-16-03023-356**

## BUILDING CHARACTERISTICS

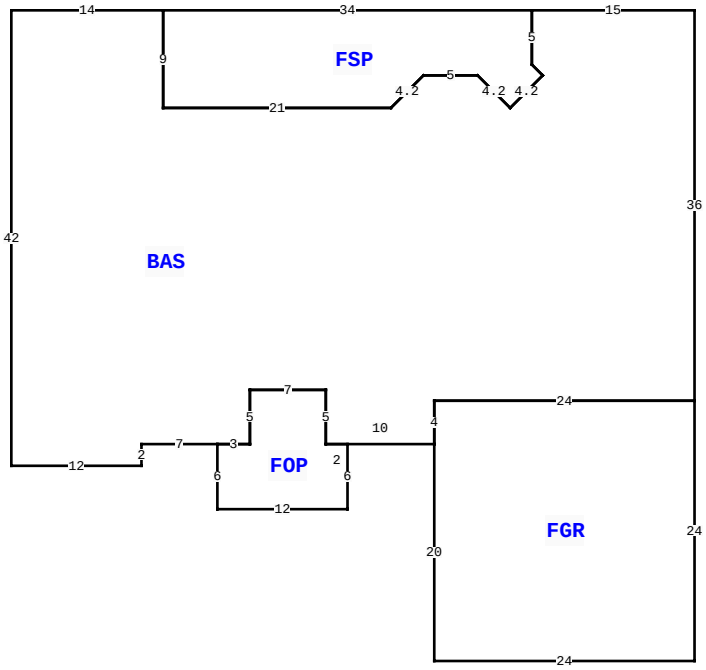
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,132 | 100 | | 2,132 | 227,015 |
| FGR | 576 | 55 | | 317 | 33,754 |
| FOP | 107 | 30 | | 32 | 3,407 |
| FSP | 281 | 40 | | 112 | 11,926 |
| TOTALS | 3,096 | | | 2,593 | 276,102 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,593 | 120.9978 | 133.10 | 345,128 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2132 HX Base Yr 2008




237 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 | 3,760.00 | UT | 2.50 | 2.50 | 40 | 2005 | 2005 | 3 | 40 | 3,760 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,102 |
| TOTAL MARKET OB/XF VALUE | | 3,760 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 314,862 |
| SOH/AGL Deduction | | 90,563 |
| ASSESSED VALUE | | 224,299 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 172,888 |
| TOTAL JUST VALUE | | 314,862 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 319,882 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053086 | Roof Replacement | 20,000 | 05/12/2025 |
| 22888 | SFR | 635 | 03/08/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1066/1902 | 11/30/2005 | WD | Q | I | | 259,900 |
| GRANTOR: SPARKS CONTRACTORS | | | | | | |
| GRANTEE: KIM | | | | | | |
| 1037/1584 | 2/02/2005 | WD | Q | V | | 26,900 |
| GRANTOR: CRAPPS CALLAWAY LAND | | | | | | |
| GRANTEE: SPARKS CONSTRACTORS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FSP= W34 S9 E21 R3 U3 E5 D3 R3 R3 U3 U1 L1 N5$ S5 R1 D1 D3 L3 L3 U3 W5 D3 L3 W21 N9 W14 S42 E12 N2 E7 FOP= S6 E12 N6 W2 N5 W7 S5 W3$ E3 N5 E7 S5 E10 FGR= S20 E24 N24 W24 S4$ N4 E24 N36$.

## LAND DESCRIPTION

TOTAL OB/XF 3,760

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 06/02/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS