LOT 57 CALLAWAY S/D PHASE 3.
WD 1025-508, WD 1054-2185,
WD 1125-640, CT 1263-500,

GUTSHALL DONALD R/GUTSHALL TILENA
259 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-357

BUILDING CHARACTERISTICS

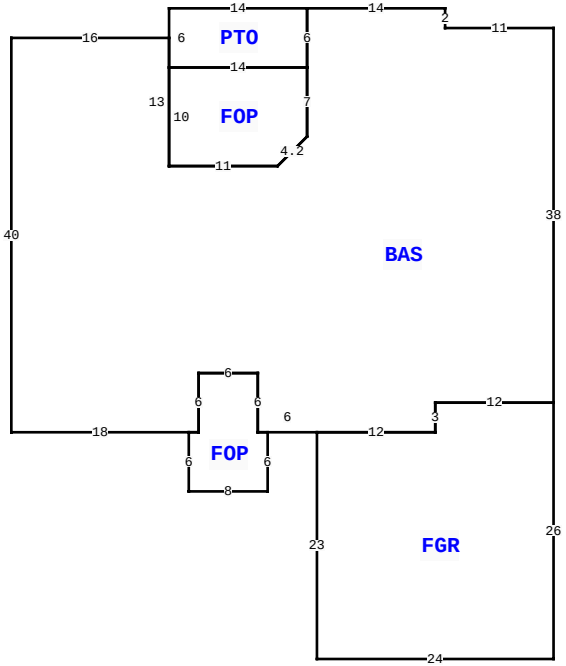
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,004	100		2,004	218,741
FGR	588	55		323	35,256
FOP	84	30		25	2,729
FOP	136	30		41	4,475
PTO	84	5		4	437
TOTALS	2,896			2,397	261,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,397	124.0371	136.44	327,047	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2019 Heated Area: 2004 HX Base Yr 2019



259 SW PHEASANT WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,638
TOTAL MARKET OB/XF VALUE	7,853
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	304,491
SOH/AGL Deduction	120,909
ASSESSED VALUE	183,582
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	132,171
TOTAL JUST VALUE	304,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048892	Roof Replacement	29,400	12/20/2023
22525	SFR	602	11/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1430	11/30/2018	WD	Q	I	01	211,500
GRANTOR: JAMES & CARMELITA MAT						
GRANTEE: DONALD R & TILENA G						
1279/1360	8/11/2014	WD	U	I	11	100
GRANTOR: JAMES H & CARMELITA G						
GRANTEE: JAMES & CARMELITA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 W14 PTO= W14 S6 E14 N6$ S6 FOP= W14 S10 E11 R3 U3 N7$ S7 D3 L3 W11 N13 W16 S40 E18 FOP= S6 E8 N6 W1 N6 W6 S6 W1$ E1 N6 E6 S6 E6 FGR= S23 E24 N26 W12 S3 W12$ E12 N3 E12 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	0169	FENCE/WOOD	0	100	0	0	304.00	UT	10.00	10.00	100	2005	2005	3	100	3,040	
2	0166	CONC,PAVMT	0	100	0	0	1,660.00	UT	2.50	2.50	75	2005	2005	3	75	3,113	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,853

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 01/17/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS