

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

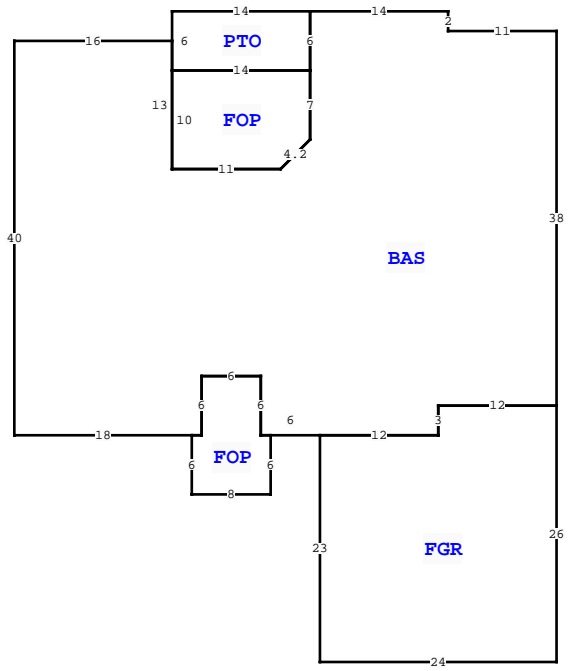
GUTSHALL DONALD R/GUTSHALL TILENA  
 259 SW PHEASANT WAY  
 LAKE CITY, FL 32024

**2026**

15-4S-16-03023-357

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,004	100	
FGR	588	55	
FOP	84	30	
FOP	136	30	
PTO	84	5	
TOTALS	2,896		

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	138.92	332,991	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2019 Heated Area: 2004 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	266,393			
TOTAL MARKET OB/XF VALUE	7,853			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	309,246			
SOH/AGL Deduction	131,011			
ASSESSED VALUE	178,235			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	126,824			
TOTAL JUST VALUE	309,246			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	312,576			

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						

EXTRA FEATURES																
L N	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	304.00	UT	10.00	10.00	100	2005	2005	3	100	3,040	
2	0166	CONC, PAVMT	0	100	0	1,660.00	UT	2.50	2.50	75	2005	2005	3	75	3,113	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION												TOTAL OB/XF					7,853							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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\$.											