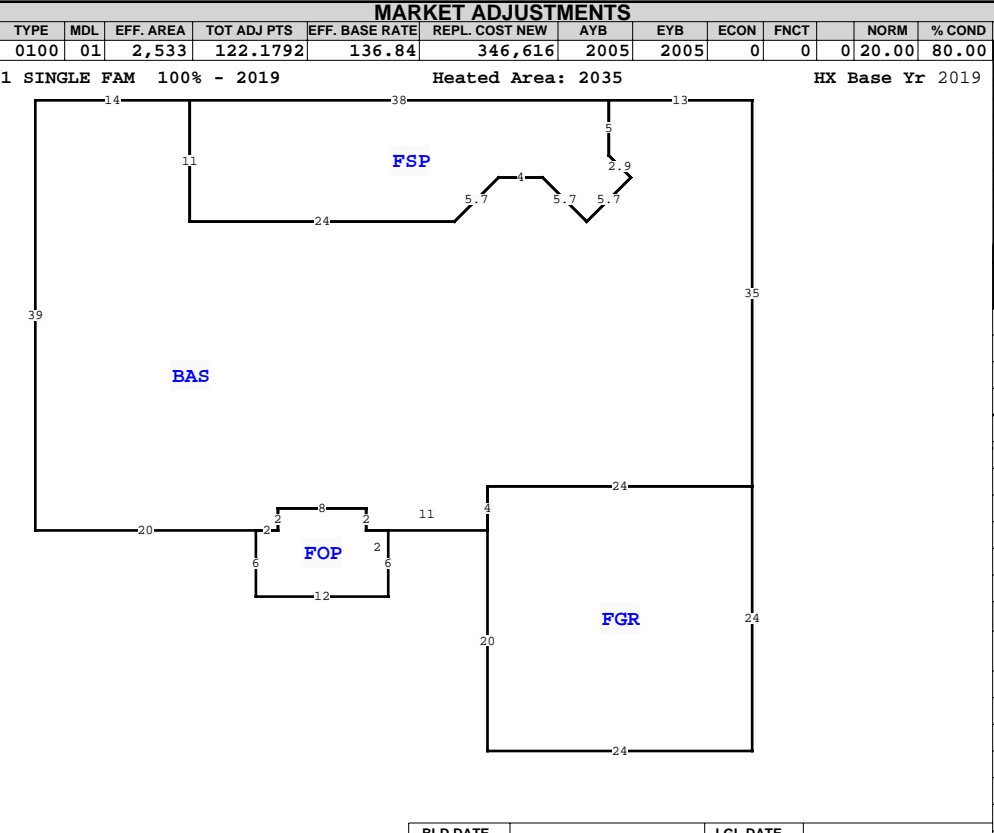


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,035	100	
FGR	576	55	
FOP	88	30	
FSP	388	40	
TOTALS	3,087		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			277,293
TOTAL MARKET OB/XF VALUE			7,455
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			319,748
SOH/AGL Deduction			91,517
ASSESSED VALUE			228,231
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			176,820
TOTAL JUST VALUE			319,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23181	SFR	656	05/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1964	4/27/2018	WD Q	Q	I	01	220,000
GRANTOR: JAMES H & CARMELITA M						
GRANTEE: TINEKA G ENGLISH						
1301/1595	9/23/2015	WD U	U	I	38	169,900
GRANTOR: VINCENT F & YALANDA D						
GRANTEE: JAMES H & CARMELITA						

EXTRA FEATURES		285 SW PHEASANT WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0180	FPLC 1STRY	0 100
3	0169	FENCE/WOOD	0 100
4	0166	CONC, PAVMT	0 100

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

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	0166	CONC, PAVMT	0 100	0	0	1,542.00	UT	2.50	2.50	100	2005	2005	3	100	3,855	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FSP= W38 S11 E24 R4 U4 E4 D4 R4 R4 U4 U2 L2 N5\$S5 R2 D2 D4 L4 L4 U4 W4 D4 L4 W24 N11 W14 S39 E20 FOP= S6 E12 N6 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E11 FGR= S20 E24 N24 W24 S4\$ N4 E24 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,455																						
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							