LOT 58 CALLAWAY S/D PHASE 3.

WD 1042-549, WD 1069-872, WD 107

ENGLISH TINEKA G
285 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-358

BUILDING CHARACTERISTICS

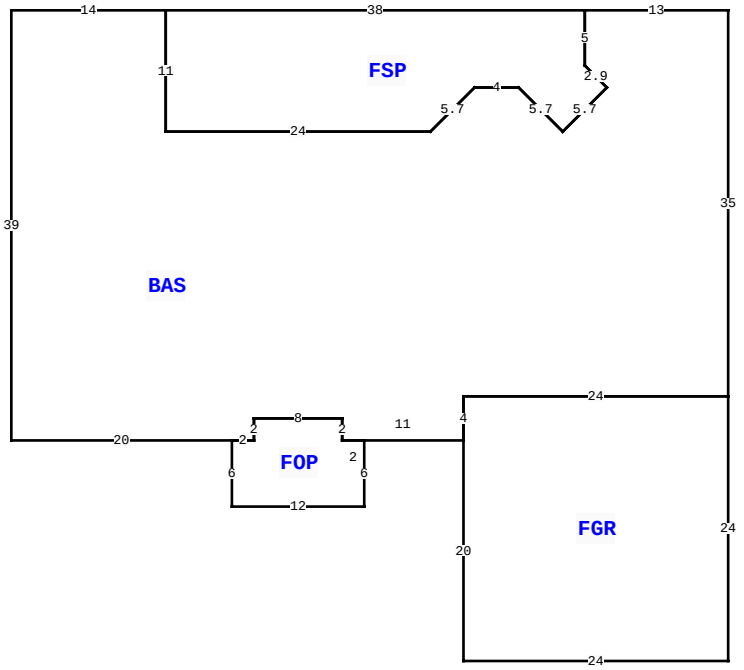
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100		2,035	218,803
FGR	576	55		317	34,084
FOP	88	30		26	2,795
FSP	388	40		155	16,666
TOTALS	3,087			2,533	272,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	122.1792	134.40	340,435	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2019 Heated Area: 2035 HX Base Yr 2019



285 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,348
TOTAL MARKET OB/XF VALUE		7,455
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,803
SOH/AGL Deduction		79,725
ASSESSED VALUE		235,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,667
TOTAL JUST VALUE		314,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,748

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	I	01	220,000
GRANTOR: JAMES H & CARMELITA M						
GRANTEE: TINEKA G ENGLISH						
1301/1595	9/23/2015	WD	U	I	38	169,900
GRANTOR: VINCENT F & YALANDA D						
GRANTEE: JAMES H & CARMELITA						

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

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 06/21/2024 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS