LOT 59 CALLAWAY S/D PHASE 3.
WD 1029-1858, WD 1055-29, WD 124

ALTODONNA BRYAN/ALTODONNA WENDY
315 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-359

BUILDING CHARACTERISTICS

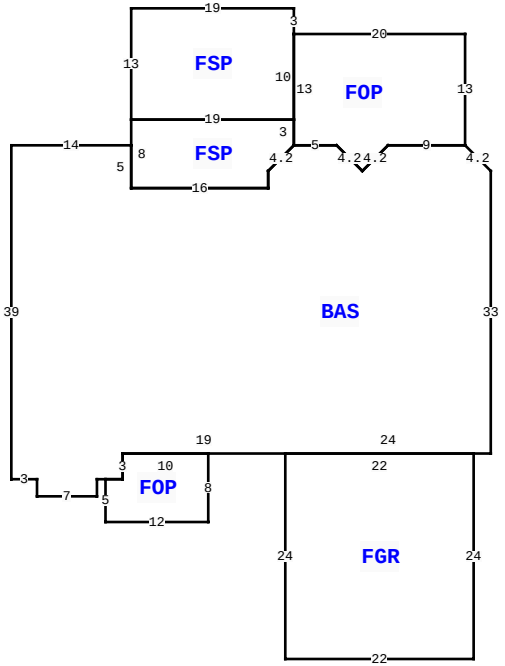
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,971	100		1,971	215,391
FGR	528	55		290	31,691
FOP	90	30		27	2,950
FOP	269	30		81	8,852
FSP	142	40		57	6,229
FSP	247	40		99	10,818
TOTALS	3,247			2,525	275,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,525	124.1856	136.60	344,915	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2013 Heated Area: 1971 HX Base Yr 2013



159 SW WILSHIRE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,932
TOTAL MARKET OB/XF VALUE	29,447
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	340,379
SOH/AGL Deduction	102,044
ASSESSED VALUE	238,335
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	186,924
TOTAL JUST VALUE	340,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051612	Electrical Servic	0	11/25/2024
38816	POOL	0	10/25/2019
32477	ADDN SFR	95	11/17/2014
22564	SFR	592	12/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/465	2/19/2026	LE	U	I	14	100
GRANTOR: ALTODONNA BRYAN						
GRANTEE: ALTODONNA WENDY (EN						
1251/2764	11/13/2012	WD	U	I	11	100
GRANTOR: JERRY MOTE & TIFFANI						
GRANTEE: BRYAN ALTODONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S39 E3 S2 E7 N2 E1 FOP= S5 E12 N8 W10 S3 W2$ E2 N3 E19FGR= S24 E22 N24 W22$ E24 N33 L3 U3 FOP= N13 W20 FSP= N3 W19 S13 E19 N10$ S13 E5 D3 R3 R3 U3 E9 $ W9 D3 L3 L3 U3 W5 FSP= N3 W19 S8E16 N2 R3 U3 $ D3 L3 S2 W16N5$.

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	1,213.00	UT	2.00	2.00	100	2005	2005	3	100	2,426	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0280	POOL R/CON	0	100	15	22	330.00	UT	70.00	70.00	100	2020	2020	3	91	21,021	

LAND DESCRIPTION

TOTAL OB/XF 29,447

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 12/10/2024 BY tommy Total Acres: 0.65 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS