

LOT 99 CALLAWAY S/D PHASE 3.
ORB 1018-1594, WD 1007-507,
WD 1018-1596, WD 1315-1001,

ANTHANASIOU JAMES
300 SW PHEASANT WAY
LAKE CITY, FL 32024

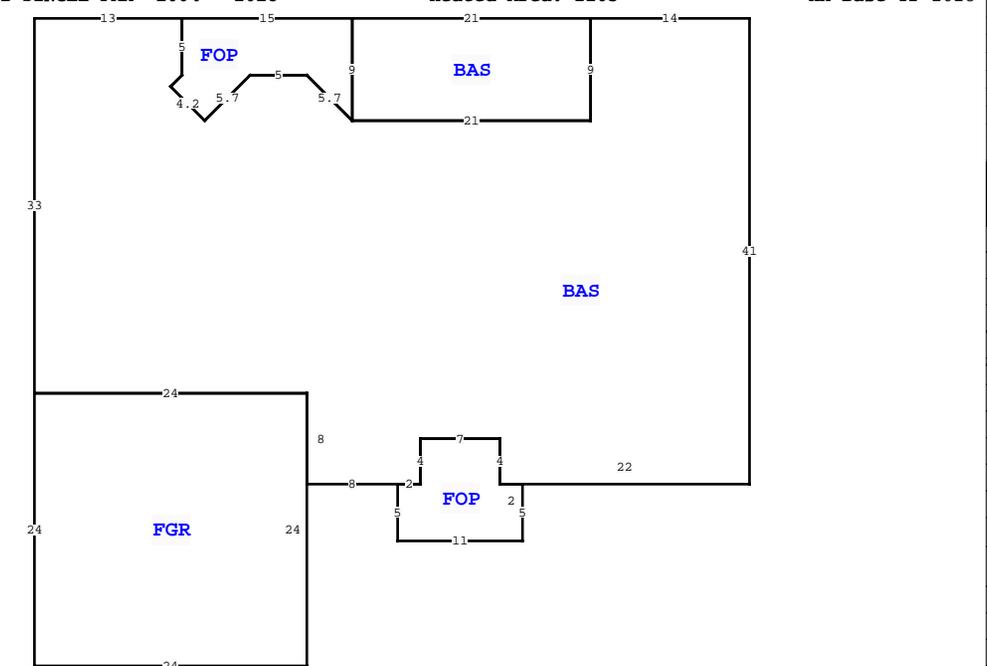
2026

15-4S-16-03023-399

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 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		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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,636	121.1133	138.07	363,953	2004	2004	0	0	21.00	79.00

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			287,523	
TOTAL MARKET OB/XF VALUE			21,509	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			344,032	
SOH/AGL Deduction			112,293	
ASSESSED VALUE			231,739	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			180,328	
TOTAL JUST VALUE			344,032	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			343,827	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	189	100		189	20,615
BAS	2,076	100		2,076	226,440
FGR	576	55		317	34,577
FOP	83	30		25	2,727
FOP	98	30		29	3,163
TOTALS	3,022			2,636	287,523

300 SW PHEASANT WAY, LAKE CITY

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

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	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	100	2004	2004	3	43	13,545	
2	0166	CONC, PAVMT	0	100	0	0	2,532.00	UT	2.00	100	2004	2004	3	100	5,064	
3	0169	FENCE/WOOD	0	100	0	0	360.00	UT	7.50	100	2004	2004	3	100	2,700	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21968	POOL	135	06/14/2004
21527	SFR	630	02/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/1001	5/20/2016	WD Q	Q	I	01	213,000

GRANTOR: JAMES L III & MARLA G
GRANTEE: JAMES ANTHANASIOU (

1018/1594	6/17/2004	WD Q	Q	V		100
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GRANTOR: CRAPPS CALLAWAY LAND
GRANTEE: ERKINGER

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS= W14 BAS= W21 S9 E21 N9\$ S9 W21 FOP= N9 W15 S5 L1 D1
D3 R3 R4 U4 E5 D4 R4 \$ L4 U4 W5 D4 L4 L3 U3 U1 R1
N5 W13 S3FGR= S24 E24 N24 W24\$ E24 S8 E8 FOP= S5 E11 N5 W2
N4 W7 S4 W2\$ E2 N4 E7 S4 E22 N41\$.

LAND DESCRIPTION													TOTAL OB/XF												
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								