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

2027

15-4S-16-03023-399

BUILDING CHARACTERISTICS

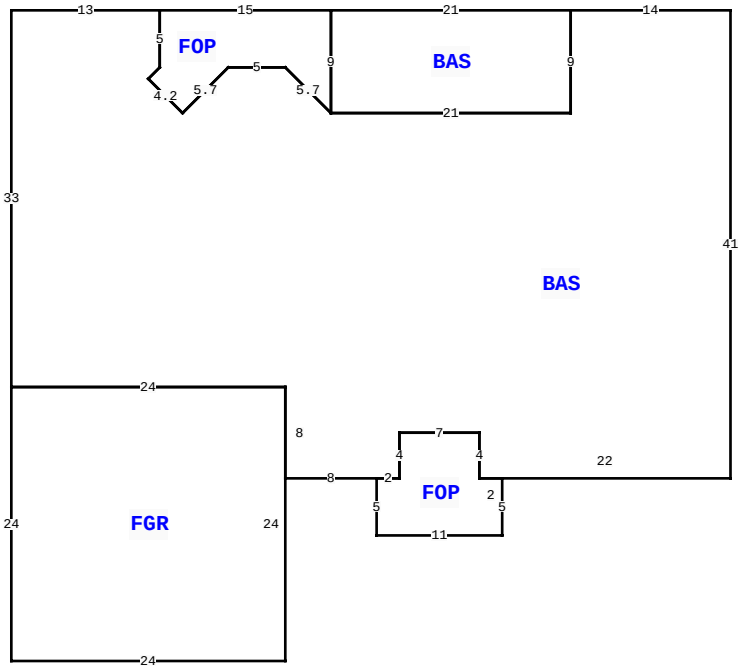
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	189	100		189	19,891
BAS	2,076	100		2,076	218,486
FGR	576	55		317	33,362
FOP	83	30		25	2,631
FOP	98	30		29	3,052
TOTALS	3,022			2,636	277,423

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	133.22	351,168	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2018 Heated Area: 2265 HX Base Yr 2018



300 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2004	2004	3	43	13,545	
2	0166	CONC,PAVMT	0	100	0	0	2,532.00	UT	2.00	2.00	100	2004	2004	3	100	5,064	
3	0169	FENCE/WOOD	0	100	0	0	360.00	UT	7.50	7.50	100	2004	2004	3	100	2,700	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,423
TOTAL MARKET OB/XF VALUE		21,509
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,932
SOH/AGL Deduction		95,241
ASSESSED VALUE		238,691
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,280
TOTAL JUST VALUE		333,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,992

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	I	01	213,000
GRANTOR: JAMES L III & MARLA G						
GRANTEE: JAMES ANTHANASIOU (						
1018/1594	6/17/2004	WD	Q	V		100
GRANTOR: CRAPPS CALLAWAY LAND						
GRANTEE: ERKINGER						

BUILDING NOTES

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 S33FGR= 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 21,509

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 06/24/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS