

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		CONSTRUCTION	
ELEMENT	CD		
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
BAS	189	100	
BAS	2,076	100	
FGR	576	55	
FOP	83	30	
FOP	98	30	
TOTALS	3,022		

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,636	121.1133	135.65	357,573	2004	2004	0	0

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		282,483	
TOTAL MARKET OB/XF VALUE		21,509	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		338,992	
SOH/AGL Deduction		107,253	
ASSESSED VALUE		231,739	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		180,328	
TOTAL JUST VALUE		338,992	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,827	

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	V			100
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GRANTOR: CRAPPS CALLAWAY LAND
GRANTEE: ERKINGER

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	

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

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 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							