LOT 100 CALLAWAY S/D PHASE 3.
WD 1005-2553,WD 1206-456

TUCKER JEROME L/TUCKER BARBARA
278 SW PHEASANT WAY
LAKE CITY, FL 32024-1149

2027

15-4S-16-03023-400

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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

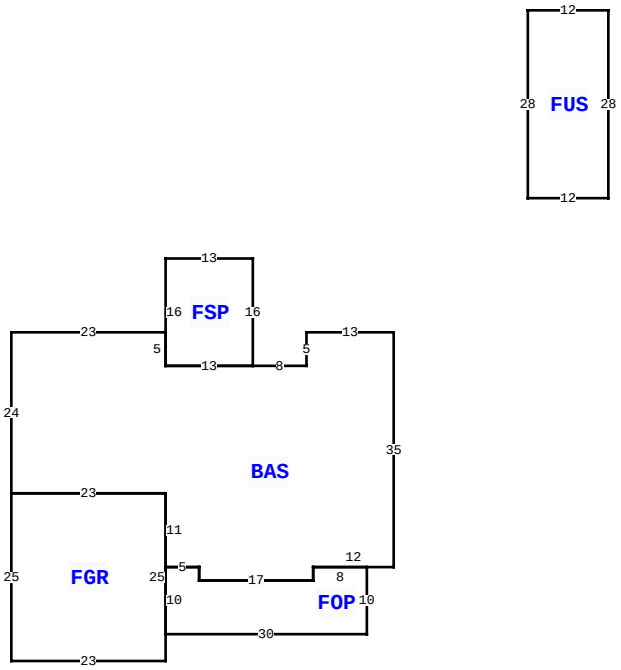
NEIGHBORHOOD/LOC 15416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100		1,671	185,254
FGR	575	55		316	35,033
FOP	266	30		80	8,869
FSP	208	40		83	9,202
FUS	336	100		336	37,250
TOTALS	3,056			2,486	275,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	125.9805	138.58	344,510	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2011 Heated Area: 2007 HX Base Yr 2011



278 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,678.00	UT	2.00	2.00	100	2005	2005	3	100	3,356	
3	0120	CLFENCE 4	0	100	0	0	272.00	UT	4.50	4.50	100	2005	2005	3	100	1,224	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,608
TOTAL MARKET OB/XF VALUE		6,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		317,188
SOH/AGL Deduction		104,978
ASSESSED VALUE		212,210
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,799
TOTAL JUST VALUE		317,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051044	Roof Replacement	15,750	10/11/2024
000050522	Roof Replacement	5,500	08/09/2024
22070	SFR	512	07/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0456	12/08/2010	WD	Q	I	01	175,000
GRANTOR: JOSEPH & SANDRA LEPOR						
GRANTEE: JEROME L & BARBARA						
1005/2553	1/26/2004	WD	Q	V		22,900
GRANTOR: CALLAWAY LAND TRUST						
GRANTEE: LEPORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S5 W8 FSP= N16 W13 S16 E13$ W13 N5 W23 S24 FGR= S25 E23 N25 W23$ E23 S11 FOP= S10 E30 N10 W8 S2 W17 N2 W5$ E5 S2 E17 N2 E12 N35$ PTR= N20 E20 FUS= E12 N28 W12 S28$ S20 W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,580

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 10/28/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS