LOT 102 CALLAWAY S/D PHASE 3.

WD 1040-292, WD 1068-383, WD 110

OTEIZA ESTHER I
224 SW PHEASANT WAY
LAKE CITY, FL 32024

2027

15-4S-16-03023-402

BUILDING CHARACTERISTICS

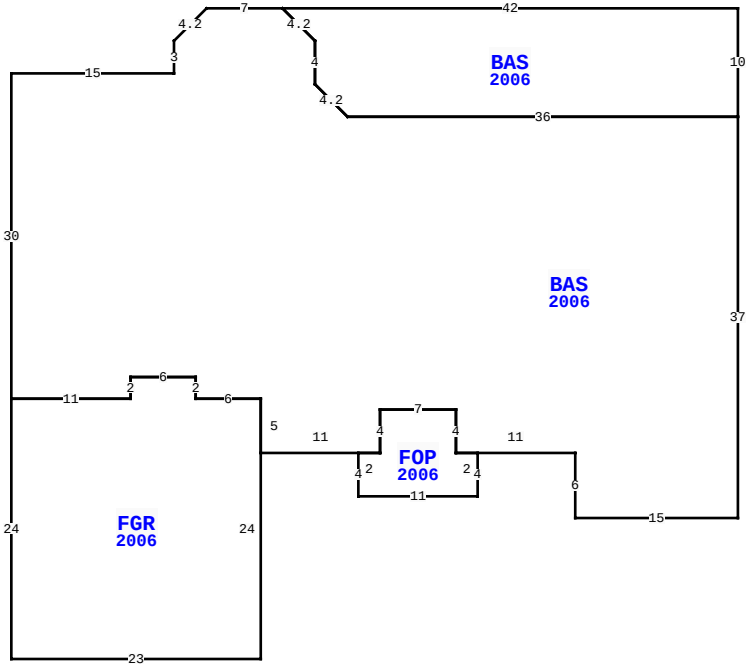
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	390	100	2006	390	40,660
BAS	2,198	100	2006	2,198	229,153
FGR	564	55	2006	310	32,319
FOP	72	30	2006	22	2,294
TOTALS	3,224			2,920	304,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	117.0068	128.71	375,833	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2013 Heated Area: 2588 HX Base Yr 2013



224 SW PHEASANT WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	304,425
TOTAL MARKET OB/XF VALUE	16,375
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	355,800
SOH/AGL Deduction	104,680
ASSESSED VALUE	251,120
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	199,709
TOTAL JUST VALUE	355,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051879	Roof Replacement	18,750	12/18/2024
000048447	Electrical Servic	0	10/19/2023
23980	SFR	801	12/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/816	2/10/2025	WD	U	I	11	100
GRANTOR: OTEIZA ESTHER AKA EST						
GRANTEE: OTEIZA ESTHER I						
1337/2550	5/30/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: IGDALIA OTEIZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-30,10] E11 N2 E6 S2 E6 S5 E11 N4 E7 S4 E11 S6 E15 N37 W36 U3L3 N4 U3L3 W7 D3L3 S3 W15 S30 $
FGR=[YR=2006;ORIG=-30,10] E11 N2 E6 S2 E6 S24 W23 N24 $
BAS=[YR=2006;ORIG=1,-16] U3L3 N4 U3L3 E42 S10 W36 $
FOP=[YR=2006;ORIG=2,15] E2 N4 E7 S4 E2 S4 W11 N4 $
.

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	1,196.00	UT	3.00	3.00	100	2006	2006	3	100	3,588	
2	0169	FENCE/WOOD	0	100	0	0	276.00	UT	3.75	3.75	100	2007	2007	3	100	1,035	
3	0296	SHED METAL	0	100	12	16	192.00	UT	6.00	6.00	100	2007	2007	3	100	1,152	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 16,375

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 03/23/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS