

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	131.05	382,666	2006	2006	0	0	0	19.00	81.00
1 SINGLE FAM 100% - 2013 Heated Area: 2588 HX Base Yr 2013												

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

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	41,399
BAS	2,198	100	2006	2,198	233,319
FGR	564	55	2006	310	32,907
FOP	72	30	2006	22	2,335
TOTALS	3,224			2,920	309,959

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	0166	CONC,PAVMT	0	100	0	0	0	0	1,196.00	UT	3.00				3,588	
2	0169	FENCE/WOOD	0	100	0	0	0	0	276.00	UT	3.75				1,035	
3	0296	SHED METAL	0	100	12	16			192.00	UT	6.00				1,152	
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				3,500	
5	0104	GENERATOR	0	100	0	0			1.00	UT	6,000.00			85	5,100	
6	0180	FPLC 1STRY	0	100	0	0			1.00	UT	2,000.00			100	2,000	

224 SW PHEASANT WAY, LAKE CITY												
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LAND DESCRIPTION																								
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							

TOTAL OB/XF													16,375
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			309,959
TOTAL MARKET OB/XF VALUE			16,375
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			361,334
SOH/AGL Deduction			117,528
ASSESSED VALUE			243,806
TOTAL EXEMPTION VALUE			51,411
HX HB			
BASE TAXABLE VALUE			192,395
TOTAL JUST VALUE			361,334
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,461

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												
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 \$												

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 \$												