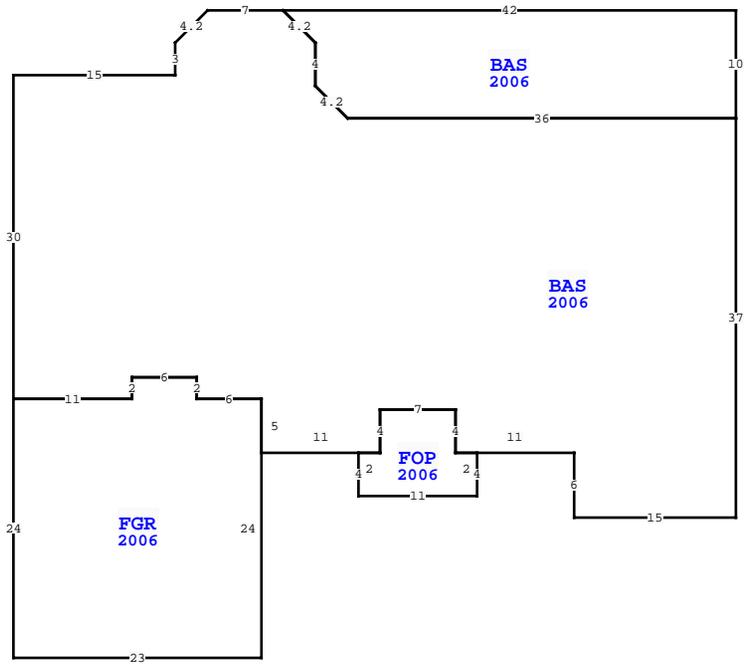


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	133.39	389,499	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2013 Heated Area: 2588 HX Base Yr 2013													



BUILDING CHARACTERISTICS					
QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA
06 06	0100		15416.050 1.00/	BAS	390
				BAS	2,198
				FGR	564
				FOP	72
TOTALS					3,224

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	315,494	
TOTAL MARKET OB/XF VALUE	16,375	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	366,869	
SOH/AGL Deduction	123,063	
ASSESSED VALUE	243,806	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	192,395	
TOTAL JUST VALUE	366,869	
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

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

TOTAL OB/XF													
224 SW PHEASANT WAY, LAKE CITY													
16,375													

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 \$													

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							