LOT 56 CALLAWAY S/D PHASE 3.
WD 1037-1584.WD 1066-1902.

KIM ALEXANDER JAE/KIM MANDY MIJIN
237 SW PHEASANT WAY
LAKE CITY, FL 32024

2025

15-4S-16-03023-356

BUILDING CHARACTERISTICS

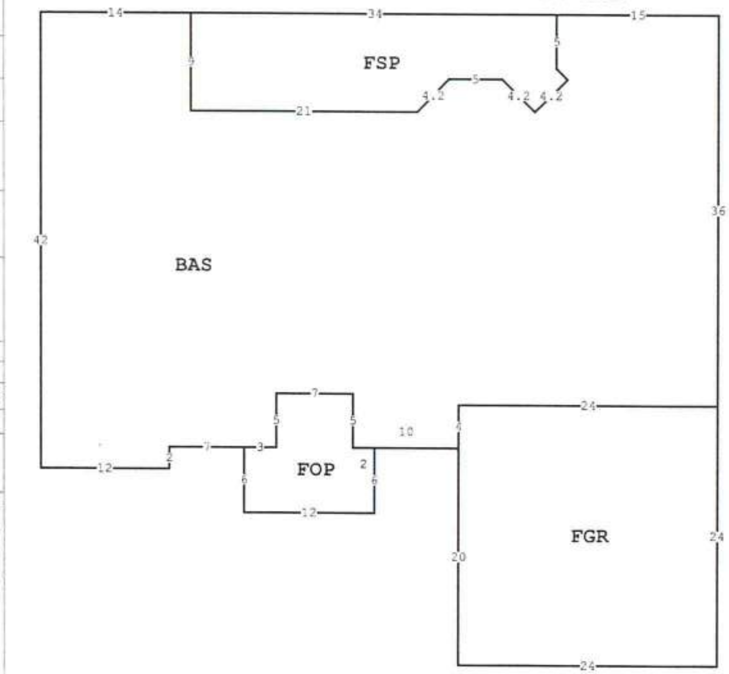
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	07	07
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	2,132	100		2,132	225,674
FGR	576	55		317	33,555
FOP	107	30		32	3,387
FSP	281	40		112	11,855
TOTALS	3,096			2,593	274,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	120.9978	130.68	338,853	2005	2005	0	0	0	19.00	81.00

1 SINGLE FAM - 100% - 2008 Heated Area: 2132 HX Base Yr 2008



237 SW PHEASANT WAY, LAKE CITY

BLD DATE	
XF DATE	
INC DATE	

LGL DATE		
LAND DATE	04/03/2025	MLU
AG DATE		

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	3,760.00	UT	2.50	2.50	40	2005	2005	3	40	3,760	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,471
TOTAL MARKET OB/XF VALUE		3,760
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,231
SOH/AGL Deduction		101,190
ASSESSED VALUE		212,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,319
TOTAL JUST VALUE		313,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22888	SFR	635	03/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1066/1902	11/30/2005	WD	Q	I		259,900
GRANTOR: SPARKS CONTRACTORS						
GRANTEE: KIM						
1037/1584	2/02/2005	WD	Q	V		26,900
GRANTOR: CRAPPS CALLAWAY LAND						
GRANTEE: SPARKS CONSTRACTORS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W34 S9 E21 R3 U3 E5 D3 R3 R3 U3 U1 L1 N5$ S5 R1 D1 D3 L3 L3 U3 W5 D3 L3 W21 N9 W14 S42 E12 N2 E7 FOP= S6 E12 N6 W2 N5 W7 S5 W3$ E3 N5 E7 S5 E10 FGR= S20 E24 N24 W24 S4$ N4 E24 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,760

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/07/2025 BY SYS