LOT 19 CALLAWAY S/D UNIT 1.

819-193, 967-2700, 977-1992, 978

DE LA ROSA RANDOLFI/PINARES MARICEL
189 SW PHEASANT CT
LAKE CITY, FL 32024

2024

15-4S-16-03023-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

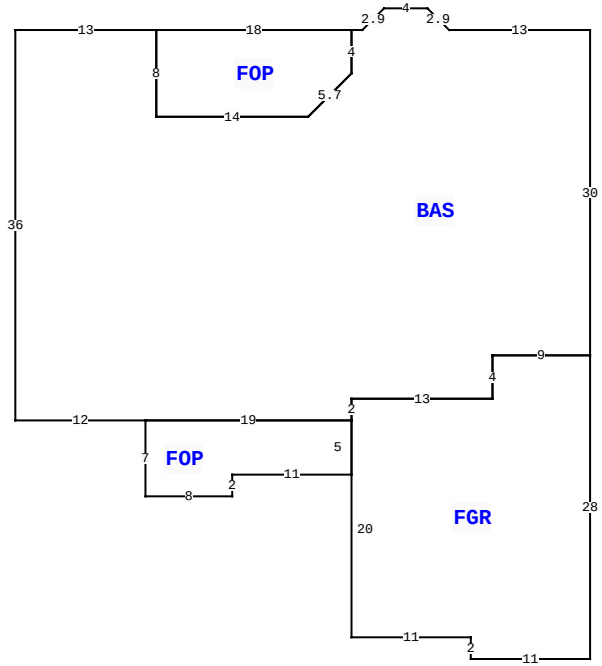
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	175,933
FGR	542	55	298	30,768
FOP	111	30	33	3,407
FOP	136	30	41	4,233
TOTALS	2,493		2,076	214,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	139.3158	133.74	277,644	2004	2004	0	0	0	22.80	77.20

1 SINGLE FAM – 100% - 2022 Heated Area: 1704 HX Base Yr 2022



189 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,341
TOTAL MARKET OB/XF VALUE		5,164
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		247,505
SOH/AGL Deduction		6,750
ASSESSED VALUE		240,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,755
TOTAL JUST VALUE		247,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042242	Solar Power Syste	35,243	06/30/2021
21171	SFR	279	10/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/169	5/28/2021	WD	Q	I	01	258,000
GRANTOR: NEAL BRUCE						
GRANTEE: DE LA ROSA RANDOLFI						
1128/0877	8/08/2007	WD	Q	I		180,000
GRANTOR: CONSUMER SOLUTIONS RE						
GRANTEE: BRUCE & LANETTE NEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W4 D2 L2 W1 FOP= W18 S8 E14 R4 U4 N4$ S4 D4 L4 W14 N8 W13 S36 E12 FOP= S7 E8 N2 E11 N5 W19$ E19 FGR= S20 E11 S2 E11 N28 W9 S4 W13 S2$ N2 E13 N4 E9 N30$.

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	1,782.00	UT	2.00	2.00	100	2004	2004	3	100	3,564	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 5,164

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 04/22/2019 BY KR Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/06/2024 BY SYS