

LOT 57 CALLAWAY S/D PHASE 3.
WD 1025-508, WD 1054-2185,
WD 1125-640, CT 1263-500,

GUTSHALL DONALD R/GUTSHALL TILENA
259 SW PHEASANT WAY
LAKE CITY, FL 32024

2024

15-4S-16-03023-357



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	15	HARDTILE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2,004	195,682
FGR	588	55	323	31,540
FOP	84	30	25	2,441
FOP	136	30	41	4,003
PTO	84	5	4	390
TOTALS	2,896		2,397	234,057

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0169	FENCE/WOOD	0	100	0	304.00	UT	10.00	10.00	100	2005
2	0166	CONC, PAVMT	0	100	0	1,660.00	UT	2.50	2.50	75	2005
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,397	124.0371	119.08	285,435	2005	2005	0	0	0 18.00	82.00

1 SINGLE FAM - 100% - 2019

Heated Area: 2004

HX Base Yr 2019

The floor plan diagram illustrates a building layout with four distinct areas: PTO (Patio/Terrace Overhang), FOP (Front Porch), BAS (Bathroom Area), and FGR (Front Garden Room). The PTO and FOP are located in the upper left, while the BAS and FGR occupy the lower right. Dimensions are provided for various segments of the perimeter and internal divisions. The PTO is a rectangular area with a width of 14 and a height of 6. The FOP is a rectangular area with a width of 14 and a height of 7. The BAS is a large rectangular area with a width of 38 and a height of 26. The FGR is a rectangular area with a width of 24 and a height of 23. The diagram also shows a central corridor or hallway connecting the PTO and FOP to the BAS and FGR. The overall dimensions of the building are 40 by 49.

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

TOTAL OB/XF											
7,853											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		234,057	
TOTAL MARKET OB/XF VALUE		7,853	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		269,910	
SOH/AGL Deduction		101,252	
ASSESSED VALUE		168,658	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		118,658	
TOTAL JUST VALUE		269,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22525	SFR	602	11/22/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1373/1430	11/30/2018	WD	Q	I	01
GRANTOR: JAMES & CARMELITA MAT					211,500
GRANTEE: DONALD R & TILENA G					
1279/1360	8/11/2014	WD	U	I	11
GRANTOR: JAMES H & CARMELITA G					100
GRANTEE: JAMES & CARMELITA M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W11 N2 W14 PTO= W14 S6 E14 N6\$ S6 FOP= W14 S10 E11 R3 U3 N7\$ S7 D3 L3 W11 N13 W16 S40 E18 FOP= S6 E8 N6 W1 N6 W6 S6 W1\$ E1 N6 E6 S6 E6 FGR= S23 E24 N26 W12 S3 W12\$ E12 N3 E12 N38\$.											