

COLUMBIA COUNTY

Property Appraiser

Parcel 15-4S-16-03023-119

Owners

STEWARD ANITA
189 SW PHEASANT CT
LAKE CITY, FL 32024

Parcel Summary

Location	189 SW PHEASANT WAY
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	.5000
Section	15
Township	4S
Range	16
Subdivision	CALLAWAY
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 19 CALLAWAY S/D UNIT 1.

819-193, 967-2700, 977-1992, 978-753,
WD 1029-944, QC 1088-1642, CT 1110-1508,
QC 1128-874, QC 1128-875, POA 1128-876,
WD 1128-877, WD 1439-169, WD 1540-1864,



Working Values

	2025
Total Building	\$246,178
Total Extra Features	\$5,164
Total Market Land	\$35,000
Total Ag Land	\$0

	2025
Total Market	\$286,342
Total Assessed	\$247,737
Total Exempt	\$50,722
Total Taxable	\$197,015
SOH Diff	\$38,605

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$234,439	\$217,673	\$199,771	\$151,252	\$140,343	\$131,271
Total Extra Features	\$5,164	\$5,164	\$5,164	\$5,164	\$5,164	\$5,164
Total Market Land	\$30,000	\$28,000	\$22,000	\$18,000	\$18,000	\$17,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$269,603	\$250,837	\$226,935	\$174,416	\$163,507	\$153,435
Total Assessed	\$240,755	\$233,743	\$226,935	\$174,416	\$163,507	\$153,435
Total Exempt	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0
Total Taxable	\$190,755	\$183,743	\$176,935	\$174,416	\$163,507	\$153,435
SOH Diff	\$28,848	\$17,094	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1540/1864	2025-05-12	Q	01	WARRANTY DEED	Improved	\$320,000	Grantor: DE LA ROSA RANDOLFI Grantee: STEWARD ANITA
WD 1439/169	2021-05-28	Q	01	WARRANTY DEED	Improved	\$258,000	Grantor: NEAL BRUCE Grantee: DE LA ROSA RANDOLFI
WD 1128/0877	2007-08-08	Q		WARRANTY DEED	Improved	\$180,000	Grantor: CONSUMER SOLUTIONS REO LLC Grantee: BRUCE & LANETTE NEAL
QC 1128/0875	2007-08-08	Q	01	QUIT CLAIM DEED	Improved	\$100	Grantor: SAXON MORTGAGE SERVICES INC Grantee: CONSUMER SOLUTIONS REO LLC
QC 1128/0874	2007-08-08	Q	01	QUIT CLAIM DEED	Improved	\$100	Grantor: NEW CENTURY MORTGAGE CORP

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: SAXON MORTGAGE SERVICES INC
<u>CT</u> 1110/1508	2007-01-31	<u>Q</u>	<u>01</u>	CERTIFICATE OF TITLE	Improved	\$161,000	Grantor: CLERK OF COURT Grantee: NEW CENTURY MORTGAGE CORP
<u>QC</u> 1088/1642	2006-02-27	<u>Q</u>	<u>01</u>	QUIT CLAIM DEED	Improved	\$0	Grantor: WENDELL WHITEHURST Grantee: CAROLINE WHITEHURST (DIVORCE)
<u>WD</u> 1029/0944	2004-10-05	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$100	Grantor: ISAAC CONSTRUCTION Grantee: WENDELL & CAROLINE WHITEHURST
<u>WD</u> 0978/0753	2003-03-18	<u>Q</u>		WARRANTY DEED	Vacant	\$39,800	Grantor: DANIEL CRAPPS Grantee: ISAAC CONSTRUCTION
<u>WD</u> 0977/1992	2003-03-18	<u>Q</u>		WARRANTY DEED	Vacant	\$39,800	Grantor: FRONTIER CAPITAL LLC Grantee: DANIEL CRAPPS
<u>WD</u> 0967/2700	2002-11-15	<u>Q</u>		WARRANTY DEED	Vacant	\$30,800	Grantor: DANIEL CRAPPS TSTEE CALLAWAY LAND TRUST Grantee: FRONTIER CAPITAL LLC

Buildings

Building # 1, Section # 1, 138289, SFR

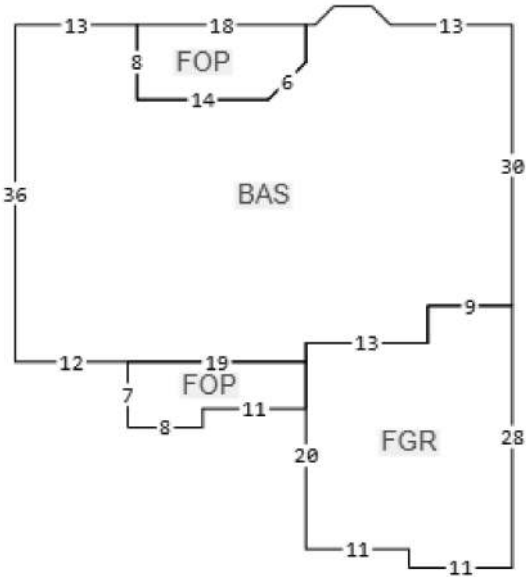
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1704	2493	\$323,918	2004	2004	0.00%	24.00%	76.00%	\$246,178

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	16	WD FR STUC
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	04	04
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,704	100%	1,704
FGR	542	55%	298
FOP	111	30%	33
FOP	136	30%	41



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1782.00	\$2.00	2004	100%	\$3,564
0169	FENCE/WOOD			1.00	\$0.00	2007	100%	\$1,600

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	1.00	\$35,000.00/LT	0.50	1.00	\$35,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Mar 19, 2024	000049409	REROOF SFR	COMPLETED	Roof Replacement or Repair
Jul 6, 2021	000042242	COMMERCIAL	COMPLETED	Solar Power System
	21171	SFR	COMPLETED	SFR

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of August 14, 2025.