LOT 101 CALLAWAY S/D PHASE 3.
WD 1025-510, WD 1052-2485.
POA 1071-2342.

HOLLAND KEVIN C & DEBRA A/HOLLAND DEBRA A
250 SW PHEASANT WAY
LAKE CITY, FL 32024

2024

15-4S-16-03023-401

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

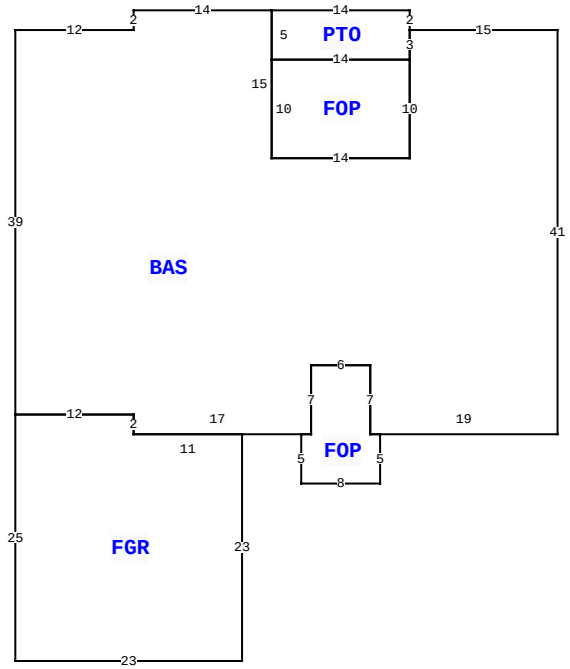
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,035	100	2,035	188,163
FGR	553	55	304	28,109
FOP	82	30	25	2,312
FOP	140	30	42	3,884
PTO	70	5	4	370
TOTALS	2,880		2,410	222,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,410	117.4635	112.76	271,752	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2006 Heated Area: 2035 HX Base Yr 2006



250 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		222,837
TOTAL MARKET OB/XF VALUE		3,803
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		254,640
SOH/AGL Deduction		75,206
ASSESSED VALUE		179,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,434
TOTAL JUST VALUE		254,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22696	SFR	602	01/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1052/2485	7/19/2005	WD	Q	I		214,900
GRANTOR: CLYATT & HOWARD JR						
GRANTEE: KEVIN C & DEBRA A H						
1025/0510	9/02/2004	WD	Q	V		23,400
GRANTOR: CALLAWAY LAND TRUST						
GRANTEE: CLYATT & HOWARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N2 W14 S5 E14 N3$ S3 FOP= W14 S10 E14 N10$ S10 W14 N15 W14 S2 W12 S39 FGR= S25 E23 N23 W11 N2 W12$ E12 S2 E17 FOP= S5 E8 N5 W1 N7 W6 S7 W1$ E1 N7 E6 S7 E19 N41$.

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	1,521.00	UT	2.50	2.50	100	2005	2005	3	100	3,803	

LAND DESCRIPTION

TOTAL OB/XF 3,803

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 04/17/2019 BY KRBC Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 01/24/2024 BY SYS