LOT 67 CALLAWAY S/D PHASE 3.
WD 1029-1873, WD 1048-1405, WD 1

BOYD LIAM/BOYD SHERINE
121 SW STAFFORD CT
LAKE CITY, FL 32024

2023

15-4S-16-03023-367

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

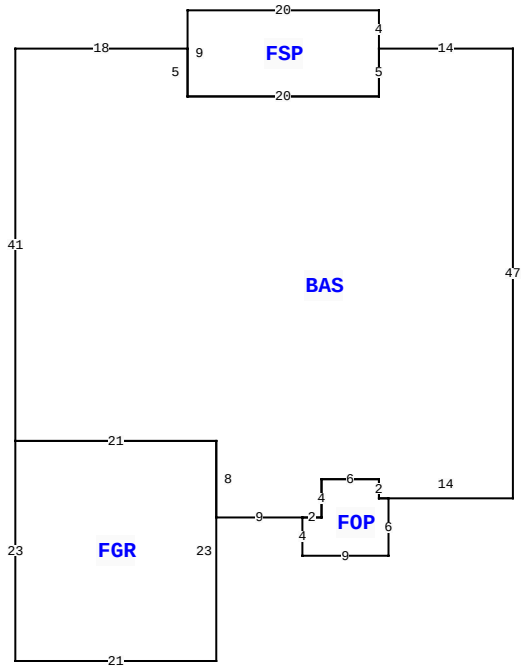
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	2,228	100	2,228	198,403
FGR	483	55	266	23,687
FOP	62	30	19	1,692
FSP	180	40	72	6,411
TOTALS	2,953		2,585	230,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,585	124.5090	119.53	308,985	2005	2005	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2228 HX Base Yr 2022



121 SW STAFFORD CT, 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		230,194
TOTAL MARKET OB/XF VALUE		16,540
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		274,734
SOH/AGL Deduction		16,415
ASSESSED VALUE		258,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,319
TOTAL JUST VALUE		274,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22575	SFR	660	12/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/224	4/26/2021	WD	Q	I	01	279,900
GRANTOR: RAULERSON BLAKE						
GRANTEE: BOYD LIAM						
1272/0933	4/02/2014	WD	Q	I	01	171,000
GRANTOR: B EDWAED & LINDA B CR						
GRANTEE: BLAKE RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N4 W20 S9 E20 N5$ S5 W20 N5 W18 S41 FGR= S23 E21 N23 W21$ E21 S8 E9 FOP= S4 E9 N6 W1 N2 W6 S4 W2$ E2 N4 E6 S2 E14 N47$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,210.00	UT	2.00	2.00	100	2005	2005	3	100	2,420	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	240.00	UT	15.50	15.50	100	2014	2014	3	100	3,720	
5	0031	BARN,MT AE	0	100	18	24	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,500	
6	0251	LEAN TO W/	0	100	12	25	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 16,540

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 04/18/2019 BY KRBC Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/13/2023 BY SYS