LOT 32 CALLAWAY S/D PHASE 2.
TR 1042-232, WD 1091-722, CT
1290-1266, WD 1299-2160, WD

PERRY JOHN D
281 SW CALLAWAY DR
LAKE CITY, FL 32024

2024

15-4S-16-03023-232

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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
Quality	07	07

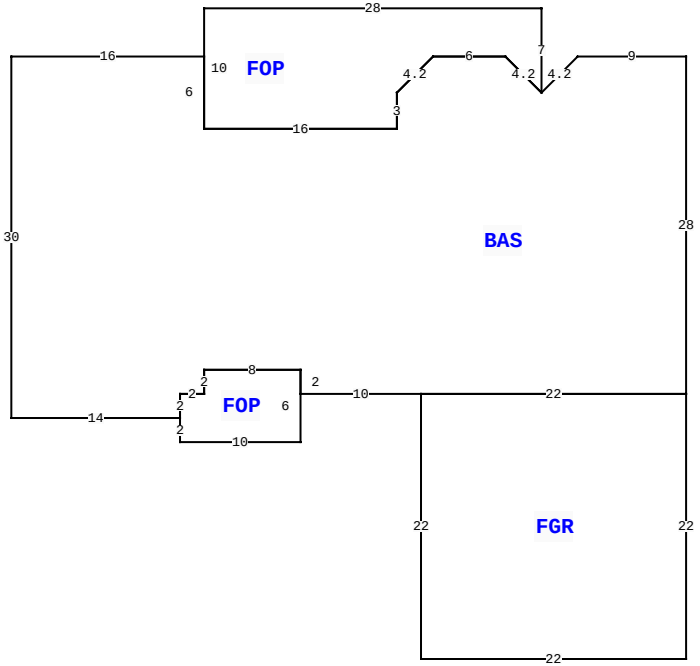
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100	1,471	118,367
FGR	484	55	266	21,405
FOP	56	30	17	1,368
FOP	217	30	65	5,230
TOTALS	2,228		1,819	146,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,819	132.0000	126.72	230,504	2007	2012	20	0	0	16.50	63.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1471 HX Base Yr 2019



281 SW CALLAWAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,370
TOTAL MARKET OB/XF VALUE		4,530
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		178,900
SOH/AGL Deduction		35,317
ASSESSED VALUE		143,583
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		43,583
TOTAL JUST VALUE		178,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,358

BLDG:1:3: DEPR UNTIL THE PROBLEM IS RESOLVED
BLDG:1:2: PROPERTY HAS FLOODED IN THE PAST, GIVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25784	SFR	492	05/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/0277	5/15/2017	WD	Q	I	01	145,000
GRANTOR: CARLOS & INGRID M ALV						
GRANTEE: JOHN D PERRY						
1299/2160	8/12/2015	WD	U	I	12	46,500
GRANTOR: FEDERAL HOME LOAN						
GRANTEE: CARLOS & INGRID M A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 D3 L3 FOP= N7 W28 S10 E16 N3 R3 U3 E6 D3 R3 $ L3 U3 W6 D3 L3 S3 W16 N6 W16 S30 E14 FOP= S2 E10 N6 W8 S2 W2 S2$ N2 E2 N2 E8 S2 E10 FGR= S22 E22 N22 W22$ E22 N28$.

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	1,765.00	UT	2.00	2.00	100	2007	2007	3	100	3,530	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,530

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 05/12/2021 BY JS Total Acres: 0.54 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 01/03/2024 BY SYS