LOT 52 CALLAWAY S/D PHASE 2.
WD 1003-1, WD 1017-2580,
WD 1063-2165, QCD 1078-2069,

SHAW FRANCES/SHAW DONATHAN
308 SW CALLAWAY DR
LAKE CITY, FL 32024

**2024**

**15-4S-16-03023-252**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

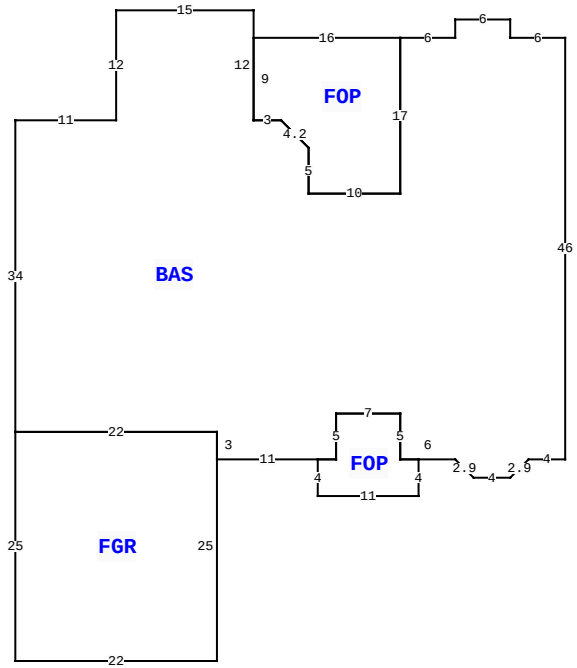
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,401 | 100 | 2,401 | 171,930 |
| FGR | 550 | 55 | 302 | 21,626 |
| FOP | 79 | 30 | 24 | 1,718 |
| FOP | 229 | 30 | 69 | 4,941 |
| TOTALS | 3,259 | | 2,796 | 200,215 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,796 | 122.2848 | 117.39 | 328,222 | 2004 | 2004 | 20 | 0 | 0 | 19.00 | 61.00 |

1 SINGLE FAM – 100% - 2012 Heated Area: 2401 HX Base Yr 2012




308 SW CALLAWAY DR, 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 | | 200,215 |
| TOTAL MARKET OB/XF VALUE | | 12,002 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 240,217 |
| SOH/AGL Deduction | | 68,920 |
| ASSESSED VALUE | | 171,297 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 121,297 |
| TOTAL JUST VALUE | | 240,217 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 243,783 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22220 | POOL | 150 | 08/23/2004 |
| 21369 | SFR | 701 | 12/22/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1219/1042 | 8/03/2011 | WD | Q | I | 01 | 213,000 |
| GRANTOR: CAROLE LYNN WOODWARD | | | | | | |
| GRANTEE: FRANCES & DONATHAN | | | | | | |
| 1078/2069 | 3/17/2006 | QC | U | I | 01 | 100 |
| GRANTOR: JAMES AND CAROLE WOOD | | | | | | |
| GRANTEE: CAROLE WOODWARD TRU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 N2 W6 S2 W6 FOP= W16 S9 E3 D3 R3 S5 E10 N17$ S17 W10 N5 L3 U3 W3 N12 W15 S12 W11 S34 FGR= S25 E22 N25 W22$ E22 S3 E11 FOP= S4 E11 N4 W2 N5 W7 S5 W2$ E2 N5 E7 S5 E6 R2 D2 E4 U2 R2 E4 N46$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,191.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 2,382 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 15 | 36 | 540.00 | UT | 17.50 | 17.50 | 100 | 2004 | 2004 | 3 | 51 | 4,820 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 320.00 | UT | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 100 | 2,400 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,002

| 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 04/22/2019 BY KRBC Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 01/17/2024 BY SYS