

NGUYEN VIET V
355 SW CALLAWAY DR
LAKE CITY, FL 32024

15-45-16-03023-234

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
Exterior Wall	19	COMMON BRK 100								0100	01	2,838	128.1742	134.58	381,938	2003	2003	0	0	21.00	79.00														
Roof Structure	08	IRREGULAR 100								1 SINGLE FAM - 100% - 2004										Heated Area: 2256															
Roof Cover	03	COMP SHGL 100																		HX Base Yr 2004															
Interior Wall	05	DRYWALL 100																																	
Interior Floor	14	CARPET 90																																	
Interior Floor	15	HARDTILE 10																																	
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 Units	05	CONV 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,256	100		2,256	239,853																														
FGR	575	55		316	33,596																														
FOP	70	30		21	2,233																														
FSP	153	40		61	6,485																														
FST	60	55		33	3,508																														
USP	432	35		151	16,054																														
TOTALS 3,546 2,838 301,731																																			
EXTRA FEATURES										355 SW CALLAWAY DR, LAKE CITY										BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						04/30/2024 MLU			
L N	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	2003	2003	3	100	1,200																			
2	0166	CONC,PAVMT	0	100	0	0	1,321.00	UT	2.00	2.00	100	2003	2003	3	100	2,642																			
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600																			
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																			
TOTAL OB/XF 5,242																																			
LAND DESCRIPTION										TOTAL OB/XF 5,242																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	30,000.00	30,000.00	30,000																		
REVIEW DATE 04/23/2019 BY KR																																			
Total Acres: 0.64						Total Land Value: 30,000						Market: 0						Agricultural: 0						Common: 30,000						PRINTED 03/19/2025 BY SYS					