BEG SE COR OF LOT 7, SUNSET ACRE
ALONG W MAINT R/W OF SW CALLAHAN
145 FT, N 2 DEG W 260 FT TO N LI

FERREIRA JOSE LAZARO
464 SW CALLAHAN AVE
LAKE CITY, FL 32024

2025

15-4S-16-02988-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

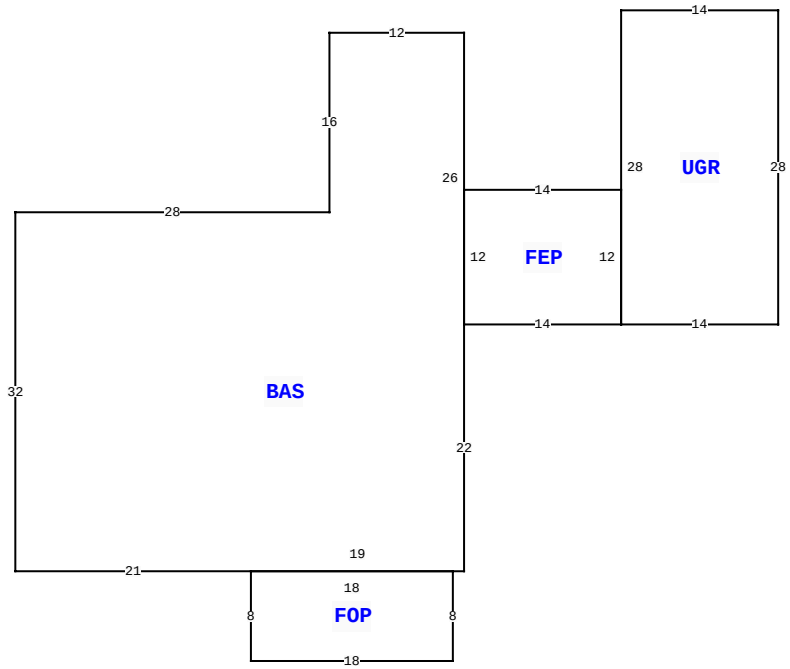
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100		1,472	110,912
FEP	168	80		134	10,096
FOP	144	30		43	3,240
UGR	392	45		176	13,261
TOTALS	2,176			1,825	137,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	103.5000	115.92	211,554	1954	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1472 HX Base Yr 2024



464 SW CALLAHAN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	05/08/2023 CM

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,510
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		11,310
TOTAL MARKET VALUE		149,320
SOH/AGL Deduction		4,507
ASSESSED VALUE		144,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,091
TOTAL JUST VALUE		149,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2462	8/25/2023	WD	Q	I	01	180,000

GRANTOR: NOLL ROGER K

GRANTEE: FERREIRA JOSE LAZAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S16 W28 S32 E21 FOP= S8 E18 N8 W18$ E19 N22 FEP= E14 UGR= E14 N28 W14 S28$ N12 W14 S12$ N26$.

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	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		00	0.00	0.00	0.87	AC		1.00	1.00	1.00	13,000.00	13,000.00	11,310							

REVIEW DATE 08/23/2024 BY KS Total Acres: 0.87 Total Land Value: 11,310 Market: 0 Agricultural: 0 Common: 11,310 PRINTED 08/25/2025 BY SYS