LOT 35 CALLAWAY S/D PHASE 2.
ORB 986-1456,1458, WD 1001-
2664, WD 1292-1535, WD 1365-24

GALLAMORE JULIE A
116 SW GROVELAND CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-235

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

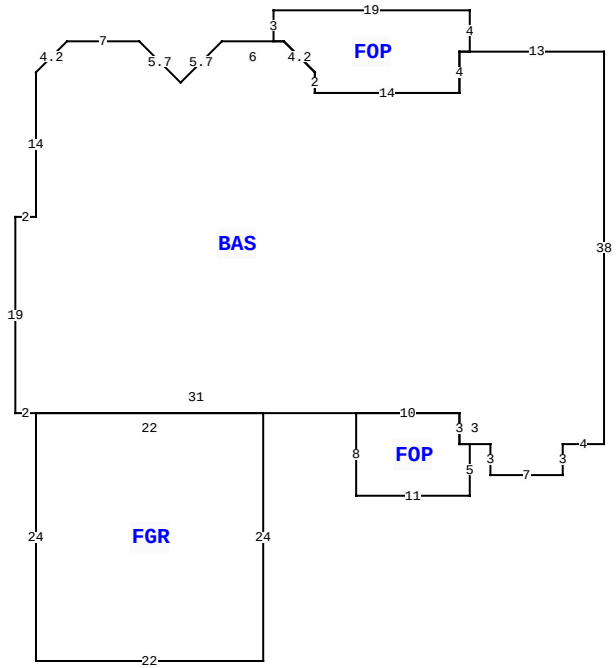
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	217,295
FGR	528	55		290	31,955
FOP	85	30		26	2,865
FOP	133	30		40	4,408
TOTALS	2,718			2,328	256,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,328	127.9333	143.29	333,579	2003	2003	0	0	0	23.10	76.90

1 SINGLE FAM 100% - 2019 Heated Area: 1972 HX Base Yr 2019



116 SW GROVELAND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		256,522
TOTAL MARKET OB/XF VALUE		2,234
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		293,756
SOH/AGL Deduction		84,706
ASSESSED VALUE		209,050
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,328
TOTAL JUST VALUE		293,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20899	SFR	341	07/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2426	7/27/2018	WD	Q	I	01	200,000
GRANTOR: MICHAEL & BILLIE M LE						
GRANTEE: JULIE A GALLAMORE						
1292/1535	4/07/2015	WD	Q	I	01	153,500
GRANTOR: WILLIAM J & SUSAN S E						
GRANTEE: MICHAEL & BILLIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N4 W19 S3 E1 D3 R3 S2 E14 N4 E1$ W1 S4 W14 N2 L3 U3 W6 D4 L4 L4 U4 W7 D3 L3 S14 W2 S19 E2 FGR= S24 E22 N24 W22$ E31 FOP= S8 E11 N5 W1 N3 W10$ E10 S3 E3 S3 E7 N3 E4 N38$.

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	1,117.00	UT	2.00	2.00	100	2003	2003	3	100	2,234	

LAND DESCRIPTION

TOTAL OB/XF 2,234

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	35,000.00	35,000.00	35,000							

REVIEW DATE 06/20/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS