LOT 38 CALLAWAY S/D PHASE 2.
ORB 951-1186, QC 1312-1966,

SUGGS BRANDEN E/SUGGS CINDY SANCHEZ
160 SW GROVELAND CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-238

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

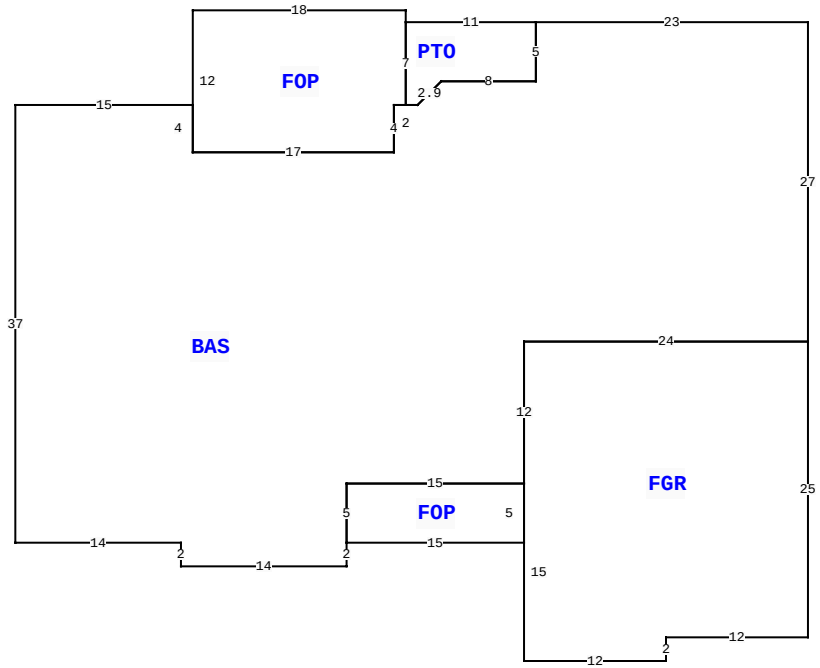
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,135	100		2,135	201,665
FGR	624	55		343	32,399
FOP	75	30		22	2,078
FOP	212	30		64	6,045
PTO	59	5		3	283
TOTALS	3,105			2,567	242,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	125.8752	140.98	361,896	2002	2002	10	0	0	23.00	67.00

1 SINGLE FAM 100% - 2021 Heated Area: 2135 HX Base Yr 2021



160 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		242,470
TOTAL MARKET OB/XF VALUE		5,456
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		282,926
SOH/AGL Deduction		110,637
ASSESSED VALUE		172,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,567
TOTAL JUST VALUE		282,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,545

BLDG:1:2: DEPR UNTIL THE PROBLEM IS RESOLVED

BLDG:1:1: PROPERTY HAS FLOODED IN THE PAST, GIVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048074	Roof Replacement	25,560	09/11/2023
19639	SFR	379	06/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/2637	1/08/2020	WD	Q	I	01	229,000
GRANTOR: CHRIS WILLIAMS						
GRANTEE: BRANDEN E & CINDY S						
1312/1966	4/04/2016	QC	U	I	11	100
GRANTOR: AMANDA M WILLIAMS						
GRANTEE: CHRIS WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= W11 FOP= N1 W18 S12 E17 N4 E1 N7$ S7 E1 R2 U2 E8 N5$ S5 W8 D2 L2 W2 S4 W17 N4 W15 S37 E14 S2 E14 N2 FOP= E15 N5 W15 S5$ N5 E15 FGR= S15 E12 N2 E12 N25 W24 S12$ N12 E24 N27$.

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	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,928.00	UT	2.00	2.00	100	2002	2002	3	100	3,856	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,456

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: 0.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/04/2025 BY SYS