LOT 40 CALLAWAY S/D PHASE 2.

WD 1038-1823, WD 1051-1642.

PARSELL MARGARET A/PARSELL DAILY L
159 SW GROVELAND CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-240

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

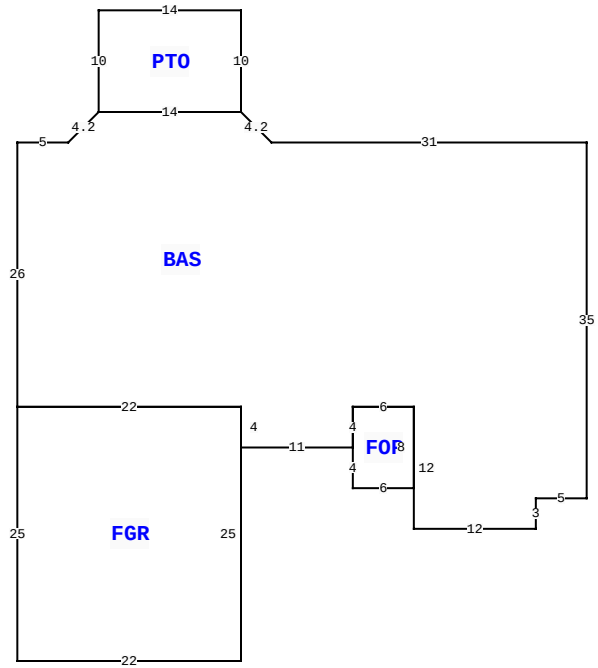
NEIGHBORHOOD/LOC 15416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	199,438
FGR	550	55		302	34,615
FOP	48	30		14	1,605
PTO	140	5		7	802
TOTALS	2,478			2,063	236,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	124.7994	139.78	288,366	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1740 HX Base Yr 2020



159 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		236,460
TOTAL MARKET OB/XF VALUE		18,308
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,768
SOH/AGL Deduction		69,126
ASSESSED VALUE		220,642
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		119,920
TOTAL JUST VALUE		289,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,652

BLDG:1:2: PROPERTY HAS FLOODED IN THE PAST,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047924	Roof Replacement	19,595	08/18/2023
40230	STORAGE	0	07/28/2020
24791	SFR	569	07/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0548	8/13/2019	WD	Q	I	01	195,000

GRANTOR: KEVIN K MCGINNIS

GRANTEE: MARGARET A & DAILY

1334/1177	4/07/2017	WD	U	I	12	79,000

GRANTOR: FEDERAL HOME LOAN MOR

GRANTEE: KEVIN K MCGINNIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 L3 U3 PTO= N10 W14 S10 E14$ W14 D3 L3 W5 S26
FGR= S25 E22 N25 W22 $ E22 S4 E11 FOP= S4 E6 N8 W6 S4$ N4 E6
S12 E12 N3 E5 N35 $.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2007	2007	3	100	6,500	
2	0166	CONC,PAVMT	0	100	0	0	1,536.00	UT	3.00	3.00	100	2007	2007	3	100	4,608	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0210	GARAGE U	0	100	24	25	1.00	UT	6,500.00	6,500.00	100	2021	2020		100	6,500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

LAND DESCRIPTION

TOTAL OB/XF 18,308

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 JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS