LOT 41 CALLAWAY S/D PHASE 2.

ORB 961-1120, 979-820.

NORTHUP STEPHEN/NORTHUP LINDA
143 SW GROVELAND CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-241

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

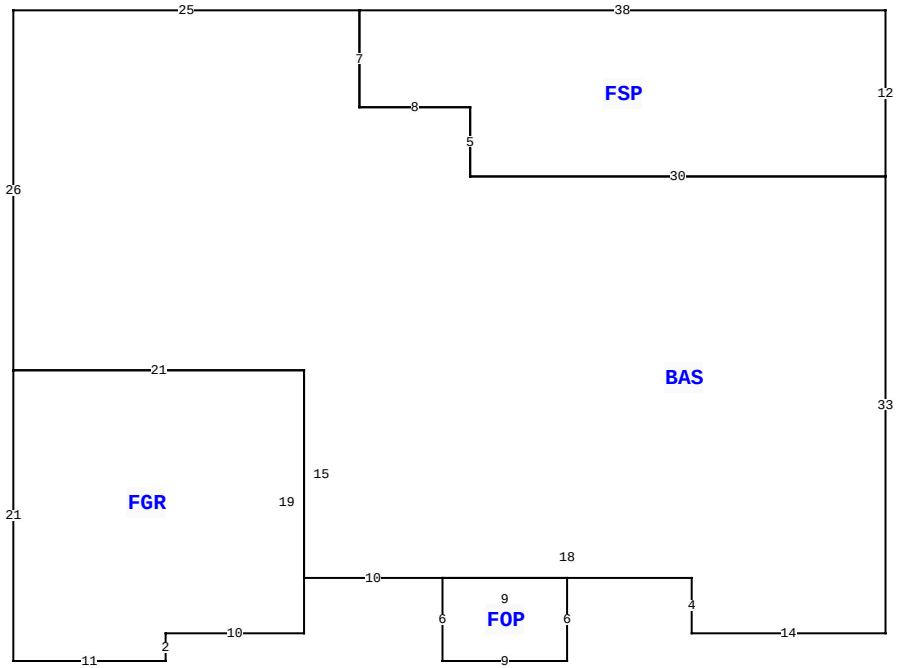
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,908	100		1,908	119,816
FGR	421	55		232	14,569
FOP	54	30		16	1,005
FSP	416	40		166	10,424
TOTALS	2,799			2,322	145,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,322	119.2906	133.61	310,242	2003	2003	20	0	0	33.00	47.00

1 SINGLE FAM 100% - 2004 Heated Area: 1908 HX Base Yr 2004



143 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		145,814
TOTAL MARKET OB/XF VALUE		2,764
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		183,578
SOH/AGL Deduction		49,617
ASSESSED VALUE		133,961
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,239
TOTAL JUST VALUE		183,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19979	SFR	343	09/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/0820	3/31/2003	WD	Q	I		153,900
GRANTOR: AARON SIMQUE HOMES IN						
GRANTEE: STEPHEN & LINDA NOR						
0961/1120	8/29/2002	WD	Q	V		19,900
GRANTOR: DANIEL CRAPPS CALLAWA						
GRANTEE: AARON SIMQUE HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S26 FGR= S21 E11 N2 E10 N19 W21$ E21 S15 E10 FOP= S6 E9 N6 W9$ E18 S4 E14 N33 FSP= N12 W38 S7 E8 S5 E30$ W30 N5 W8 N7$.

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	1,382.00	UT	2.00	2.00	100	2003	2003	3	100	2,764	

LAND DESCRIPTION

TOTAL OB/XF 2,764

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: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS