LOT 42 CALLAWAY S/D PHASE 2.

ORB 976-1386.

MARSHALL LEROY II/MARSHALL AUDREY
423 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-242

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	14	CARPET 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

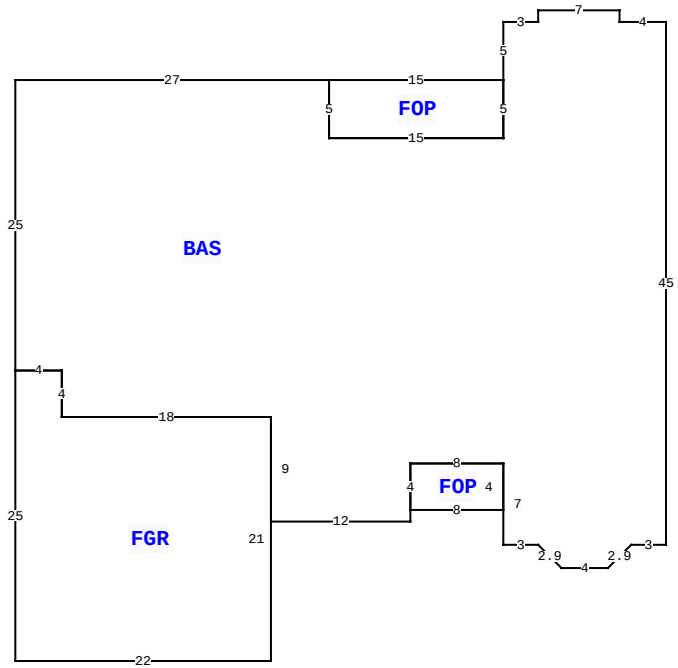
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100		1,916	216,550
FGR	478	55		263	29,725
FOP	32	30		10	1,130
FOP	75	30		22	2,487
TOTALS	2,501			2,211	249,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,211	129.3732	144.90	320,374	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1916 HX Base Yr 2004



423 SW CALLAWAY DR, 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		249,892
TOTAL MARKET OB/XF VALUE		4,024
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,916
SOH/AGL Deduction		98,338
ASSESSED VALUE		190,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,856
TOTAL JUST VALUE		288,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20544	SFR	344	03/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0976/1386	3/03/2003	WD	Q	V		19,900

GRANTOR: CALLAWAY LAND TRUST

GRANTEE: LEROY II & AUDREY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N1 W7 S1 W3 S5 FOP= W15 S5 E15 N5$ S5 W15 N5 W27 S25 FGR= S25 E22 N21 W18 N4 W4$ E4 S4 E18 S9 E12 N1 FOP= E8 N4 W8 S4$ N4 E8 S7 E3 R2 D2 E4 U2 R2 E3 N45$.

EXTRA FEATURES

L N	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	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,412.00	UT	2.00	2.00	100	2003	2003	3	100	2,824	

LAND DESCRIPTION

TOTAL OB/XF 4,024

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/17/2025 BY SYS