LOT 43 CALLAWAY S/D PHASE 2.

930-965, WD 1042-1774,

NICKELSON SCOTT ANDREW
439 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-243

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

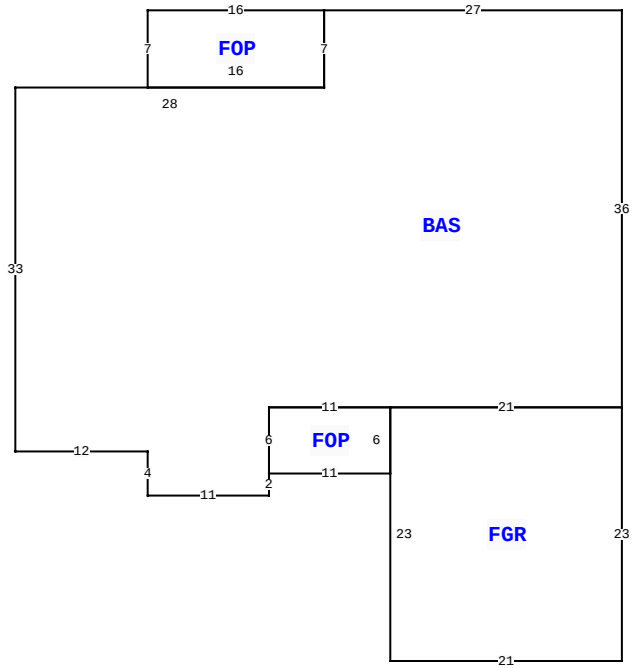
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,920	100		1,920	216,983
FGR	483	55		266	30,061
FOP	66	30		20	2,260
FOP	112	30		34	3,843
TOTALS	2,581			2,240	253,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,240	123.0570	137.82	308,717	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2021 Heated Area: 1920 HX Base Yr



439 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	253,148
TOTAL MARKET OB/XF VALUE	5,941
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	294,089
SOH/AGL Deduction	0
ASSESSED VALUE	294,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,089
TOTAL JUST VALUE	294,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050239	Roof Replacement	26,690	06/28/2024
25160	SFR	595	10/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/2492	2/18/2020	WD	Q	I	01	178,500
GRANTOR: KATHLEEN MARIE ALLEN						
GRANTEE: SCOTT ANDREW NICKEL						
1400/1135	12/04/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (TEREN						
GRANTEE: KATHLEEN MARIE ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= W16 S7 E16 N7$ S7 W28 S33 E12 S4 E11 N2 FOP= E11 N6 W11 S6$ N6 E11 FGR= S23 E21 N23 W21$ E21 N36$.

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	0	0	0	1,647.00	UT	3.00	3.00	100	2007	2007	3	100	4,941	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,941

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	0		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 08/08/2024 BY JS Total Acres: 0.65 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS