

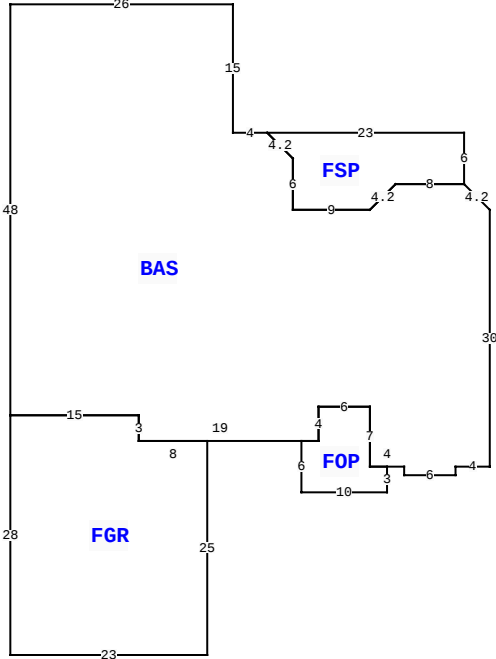
LOT 44 CALLAWAY S/D PHASE 2.
959-746, 972-1771, WD 1024-2813,

NOGUERAS DANIEL/NOGUERAS YOLANDA R
440 SW CALLAWAY DRIVE
LAKE CITY, FL 32024

2026

15-4S-16-03023-244

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 40
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100SINGLE FAMILY	
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,633	141.2288	158.18	416,488	2002	2002	0	0	0	31.05	68.95
1 SINGLE FAM 100% - 2025				Heated Area: 2207				HX Base Yr 2025				
												
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		
BAS		2,207		100				2,207		240,707		
FGR		620		55				341		37,191		
FOP		78		30				23		2,508		
FSP		156		40				62		6,762		
TOTALS		3,061						2,633		287,168		
NEIGHBORHOOD/LOC 15416.050 1.00/												
440 SW CALLAWAY DR, LAKE CITY												
		BLD DATE						LGL DATE				
		XF DATE						LAND DATE		04/03/2025		
		INC DATE						AG DATE				
										MLU		

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0180	FPLC 1STRY	0 100	0 0	1.00
2	0166	CONC, PAVMT	0 100	0 0	1,552.00
3	0169	FENCE/WOOD	0 100	0 0	1.00
4	0296	SHED METAL	0 100	0 0	1.00

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	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0 0	1,552.00	UT	2.00	2.00	80	2002	2002	3	80	2,483	
3	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

COLUMBIA COUNTY PROPERTY												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										287,168		
TOTAL MARKET OB/XF VALUE										6,483		
TOTAL LAND VALUE - MARKET										35,000		
TOTAL MARKET VALUE										328,651		
SOH/AGL Deduction										0		
ASSESSED VALUE										328,651		
TOTAL EXEMPTION VALUE										HX HB 13 328,651		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										328,651		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										334,274		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		287, 168	
TOTAL MARKET OB/XF VALUE		6, 483	
TOTAL LAND VALUE - MARKET		35, 000	
TOTAL MARKET VALUE		328, 651	
SOH/AGL Deduction		0	
ASSESSED VALUE		328, 651	
TOTAL EXEMPTION VALUE		HX HB 13	328, 651
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		328, 651	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334, 274	