LOT 46 CALLAWAY S/D PHASE 2.

950-1489, WD 1235-1746, WD

WILSON ASHLEY J
416 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-246

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

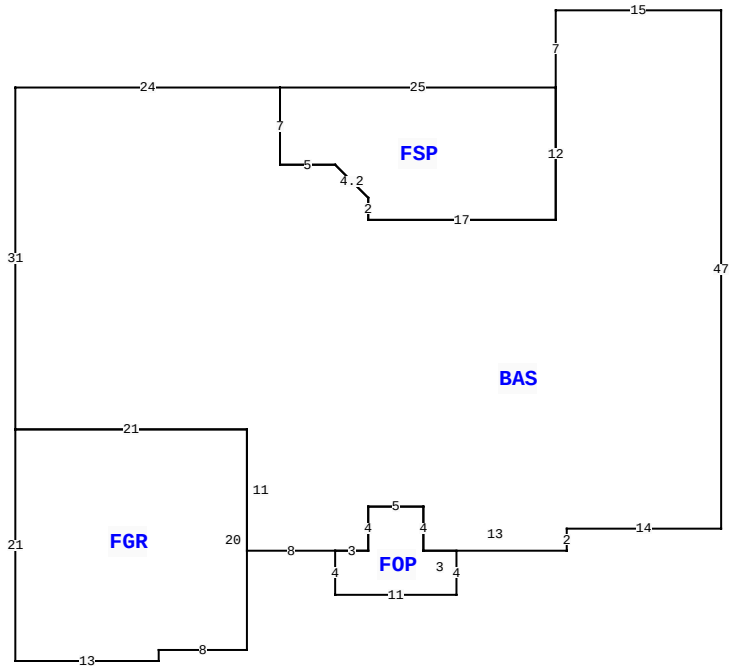
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,250	100		2,250	226,464
FGR	433	55		238	23,955
FOP	64	30		19	1,912
FSP	265	40		106	10,669
TOTALS	3,012			2,613	263,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,613	120.3048	134.74	352,076	2002	2002	0	0	0	25.30	74.70

1 SINGLE FAM 0% - 0 Heated Area: 2250 HX Base Yr



416 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	263,001
TOTAL MARKET OB/XF VALUE	4,640
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	302,641
SOH/AGL Deduction	0
ASSESSED VALUE	302,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,641
TOTAL JUST VALUE	302,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19456	SFR	389	04/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/2489	2/09/2017	WD	Q	I	01	184,900
GRANTOR: OBIANUJU & HYGINUS OF						
GRANTEE: ASHLEY J WILSON						
1270/1322	2/28/2014	WD	Q	I	01	170,000
GRANTOR: JOHN J RICHARDSON						
GRANTEE: OBIANUJU & HYGINUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S7 FSP= W25 S7 E5 D3 R3 S2 E17 N12$ S12 W17 N2 L3 U3 W5 N7 W24 S31 FGR= S21 E13 N1 E8 N20 W21$ E21 S11 E8 FOP= S4 E11 N4 W3 N4 W5 S4 W3$ E3 N4 E5 S4 E13 N2 E14 N47$.

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	1,540.00	UT	2.00	2.00	100	2002	2002	3	100	3,080	
2	0120	CLFENCE 4	0	0	0	0	260.00	UT	7.50	7.50	80	2007	2007	3	80	1,560	

LAND DESCRIPTION

TOTAL OB/XF 4,640

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 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