

LOT 48 CALLAWAY S/D PHASE 2.
939-2560, 957-2010, WD 1028-874,

STEPHENS ROBERT RAY AND CATHERINE ANN JOINT DECLAR
16986 TIMBERLAKES DR
FORT MYERS, FL 33908

2026

15-4S-16-03023-248



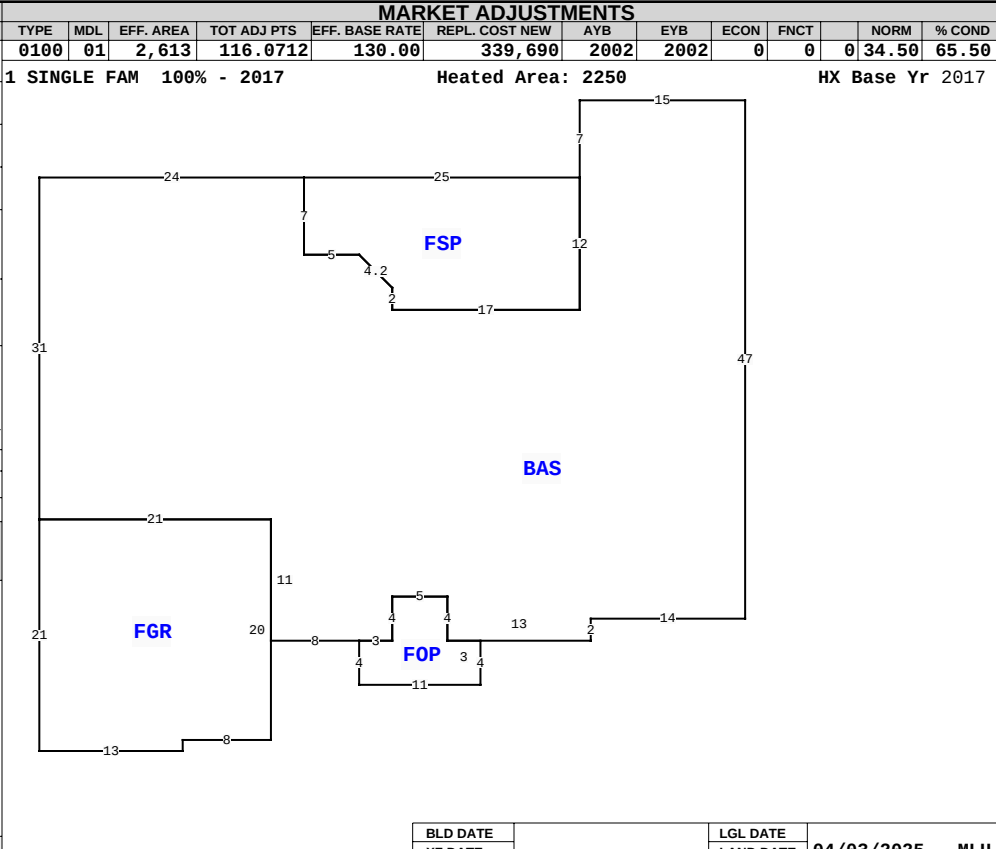
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
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	191,588
FGR	433	55		238	20,266
FOP	64	30		19	1,618
FSP	265	40		106	9,026
TOTALS	3,012			2,613	222,497

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1,437.00	UT 2.00	2.00
4	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



376 SW CALLAWAY DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		222,497	
TOTAL MARKET OB/XF VALUE		4,674	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		262,171	
SOH/AGL Deduction		74,663	
ASSESSED VALUE		187,508	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		131,786	
TOTAL JUST VALUE		262,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053721	Roof Replacement	20,400	07/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2693	7/11/2025	WD	Q	I	01	289,000
GRANTOR: VALERIO JAMES ROCCO						
GRANTEE: STEPHENS ROBERT RAY						
1317/0985	6/09/2016	WD	Q	I	01	183,900
GRANTOR: DAVID A & JENNIFER L						
GRANTEE: JAMES ROCCO & YVONN						

BUILDING NOTES									
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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\$.									