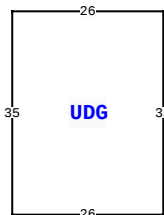
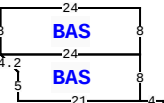
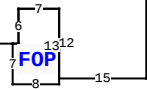


THOMPSON COLLEEN A/THOMPSON SIDNEY R
356 SW CALLAWAY DRIVE
LAKE CITY, FL 32024

15-4S-16-03023-249

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	19	COMMON BRK 70								0100	01	3,184	120.9978	135.52	431,496	2001	2001	20	0	0	25.80	54.20	VALUATION BY																								
Exterior Wall	31	VINYL SID 30								1 SINGLE FAM 100% - 2002										Heated Area: 2402										HX Base Yr 2002										STANDARD							
Roof Structur	08	IRREGULAR 100																		Tax Group: 3										Tax Dist:																	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										233,871																	
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										32,952																	
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										35,000																	
Interior Floo	15	HARDTILE 20																		TOTAL MARKET VALUE										301,823																	
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										88,183																	
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										213,640																	
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB VX 55,722																	
Bathrooms		2 100																		BASE TAXABLE VALUE										157,918																	
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										301,823																	
Stories	1.	1. 100																		NCON VALUE										0																	
Architectual	05	CONV 100																		INCOME VALUE																											
Units		0 100																		PREVIOUS YEAR MKT VALUE										307,086																	
Condition Adj	03	03 100																		BLDG:1:2: DEPR UNTIL THE PROBLEM IS RESOLVED										BLDG:1:1: PROPERTY HAS FLOODED IN THE PAST, GIVEN																	
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	173	100		173	12,707																																										
BAS	192	100		192	14,103																																										
BAS	2,037	100		2,037	149,621																																										
FGR	460	55		253	18,584																																										
FOP	98	30		29	2,130																																										
UDG	910	55		500	36,726																																										
TOTALS	3,870			3,184	233,871	356 SW CALLAWAY DR, LAKE CITY										04/03/2025 MLU																															
EXTRA FEATURES										BLD DATE										LGL DATE																											
										XF DATE										LAND DATE																											
										INC DATE										AG DATE																											
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	2001	2001	3	100	1,200																															
2	0166	CONC,PAVMT	0	100	0	0	1,446.00	UT	1.50	1.50	100	2001	2001	3	100	2,169																															
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																															
4	0280	POOL R/CON	0	100	0	0	462.00	UT	70.00	70.00	100	2019	2019	3	89	28,783																															
TOTAL OB/XF 32,952																																															
LAND DESCRIPTION																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																														
															</																																