

LOT 51 CALLAWAY S/D PHASE 2.
970-1029, 977-1992, 978-753, 986

SANTANA JUAN/SANTANA MARIE
324 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-251



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	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

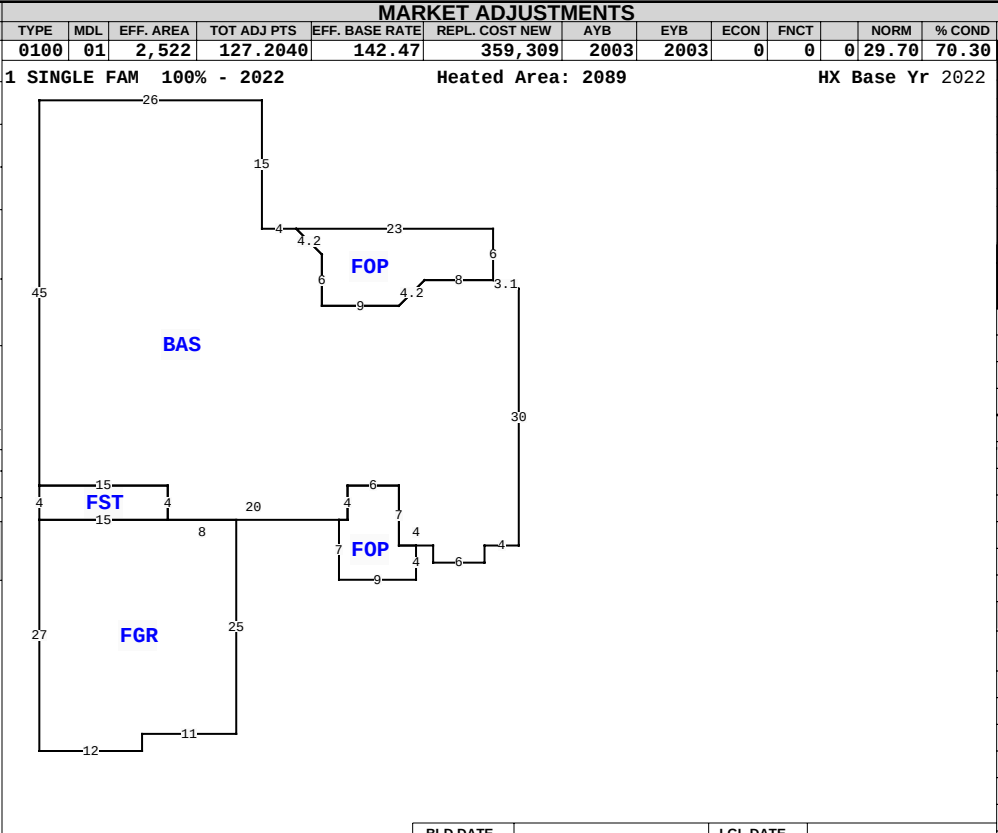
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100		2,089	209,227
FGR	599	55		329	32,952
FOP	81	30		24	2,404
FOP	156	30		47	4,707
FST	60	55		33	3,306

TOTALS	2,985			2,522	252,594
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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	1,801.00	UT 2.00	2.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	0.00
4	0070	CARPORT UF	0	100	18	25	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



324 SW CALLAWAY DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
7,602									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		252,594	
TOTAL MARKET OB/XF VALUE		7,602	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		295,196	
SOH/AGL Deduction		24,961	
ASSESSED VALUE		270,235	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		219,513	
TOTAL JUST VALUE		295,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,047	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049978	Roof Replacement	35,007	05/29/2024
20341	SFR	390	01/23/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1447/960	9/07/2021	WD	Q	I	01
GRANTOR: GREENE MARGARET A					
GRANTEE: SANTANA JUAN					
1437/479	4/28/2021	TR	U	I	11
GRANTOR: MARIAN S HUDSON LIVIN					
GRANTEE: GREENE MARGARET A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W26 S45 FST= S4 E15 N4 W15\$ E15 S4 FGR= W15 S27 E12 N2 E11 N25 W8\$ E20 FOP= S7 E9 N4 W2 N7 W6 S4 W1\$ E1 N4 E6 S7 E4 S2 E6 N2 E4 N30 L3 U1 W8 D3 L3 FOP= R3 U3 E8 N6 W23 D3 R3 S6 E9\$ W9 N6 L3 U3 W4 N15\$.									