

LOT 52 CALLAWAY S/D PHASE 2.
WD 1003-1, WD 1017-2580,
WD 1063-2165, QCD 1078-2069,

SHAW FRANCES/SHAW DONATHAN
308 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-252



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 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	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

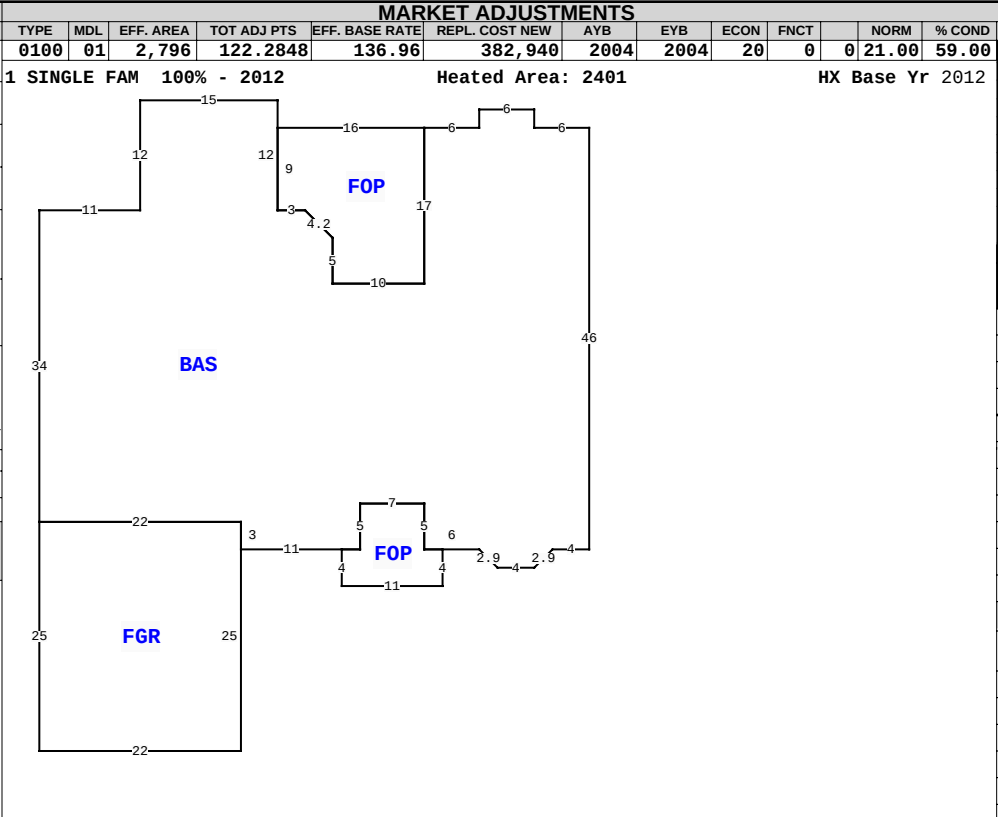
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,401	100		2,401	194,016
FGR	550	55		302	24,404
FOP	79	30		24	1,939
FOP	229	30		69	5,576

TOTALS	3,259			2,796	225,935
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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	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	1,191.00	UT	2.00	2.00
3	0280	POOL R/CON	0	100	15	540.00	UT	17.50	17.50
4	0169	FENCE/WOOD	0	100	0	320.00	UT	7.50	7.50
5	0296	SHED METAL	0	100	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



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

TOTAL OB/XF									
11,246									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					225,935				
TOTAL MARKET OB/XF VALUE					11,246				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					272,181				
SOH/AGL Deduction					90,628				
ASSESSED VALUE					181,553				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					130,831				
TOTAL JUST VALUE					272,181				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					276,388				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049300	Roof Replacement	59,471	02/27/2024
22220	POOL	150	08/23/2004
21369	SFR	701	12/22/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1219/1042	8/03/2011	WD	Q	I	01	213,000			
GRANTOR: CAROLE LYNN WOODWARD									
GRANTEE: FRANCES & DONATHAN									
1078/2069	3/17/2006	QC	Q	I	01	100			
GRANTOR: JAMES AND CAROLE WOOD									
GRANTEE: CAROLE WOODWARD TRU									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W6 N2 W6 S2 W6 FOP= W16 S9 E3 D3 R3 S5 E10 N17\$ S17 W10 N5 L3 U3 W3 N12 W15 S12 W11 S34 FGR= S25 E22 N25 W22\$ E22 S3 E11 FOP= S4 E11 N4 W2 N5 W7 S5 W2\$ E2 N5 E7 S5 E6 R2 D2 E4 U2 R2 E4 N46\$.									