

LOT 54 CALLAWAY S/D PHASE 2.
WD 1022-2821, CWD 1026-1897,WD 1

THOMPSON JEFFERY A/THOMPSON SANDY L
270 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-254



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Architectural	05	CONV 100
Units		0 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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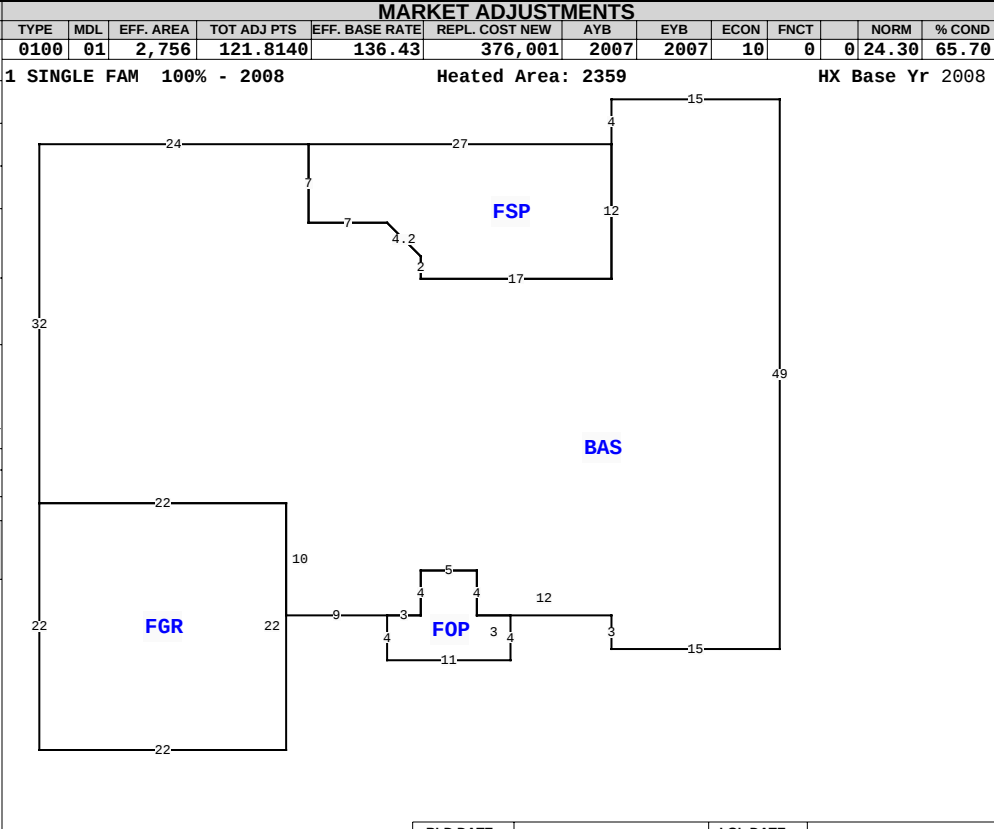
NEIGHBORHOOD/LOC	15416.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,359	100		2,359	211,448
FGR	484	55		266	23,843
FOP	64	30		19	1,703
FSP	279	40		112	10,039

TOTALS	3,186			2,756	247,033
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC,PAVMT	0	100	0	0	1,201.00	UT	3.00
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00
4	0169	FENCE/WOOD	0	100	0	0	260.00	UT	10.50
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	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



270 SW CALLAWAY DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,201.00	UT	3.00	3.00	100	2007	2007	3	100	3,603	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	1,800	
4	0169	FENCE/WOOD	0	100	0	0	260.00	UT	10.50	10.50	75	2014	2014	3	75	2,048	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	

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

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					247,033				
TOTAL MARKET OB/XF VALUE					18,651				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					300,684				
SOH/AGL Deduction					84,067				
ASSESSED VALUE					216,617				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					165,895				
TOTAL JUST VALUE					300,684				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					305,760				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053967	Electrical Servic		09/02/2025
000050173	Roof Replacement	28,000	06/21/2024
000050168	Solar Power Syste	49,470	06/21/2024
38781	STORAGE	0	10/18/2019
24837	SFR	685	08/07/2006
22263	SFR	646	08/31/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1137/1143	11/27/2007	WD	Q	I		270,000
GRANTOR: CHRISMILL HOMES OF FL						
GRANTEE: JEFFERY A & SANDY L						
1070/0476	1/03/2006	WD	U	V	08	90,000
GRANTOR: DANIEL CRAPPS CALLAWA						
GRANTEE: CHRISMILL HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 S4 FSP= W27 S7 E7 D3 R3 S2 E17 N12\$ S12 W17 N2 L3 U3 W7 N7 W24 S32 FGR= S22 E22 N22 W22\$ E22 S10 E9 FOP= S4 E11 N4 W3 N4 W5 S4 W3\$ E3 N4 E5 S4 E12 S3 E15 N49\$.									