LOT 55 CALLAWAY S/D PHASE 2.
WD 1070-476, WD 1146-289,
WD 1243-1578, WD 1250-1712,

HAUCK EDWARD S/FARRIMOND DONNA J
254 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-255

BUILDING CHARACTERISTICS

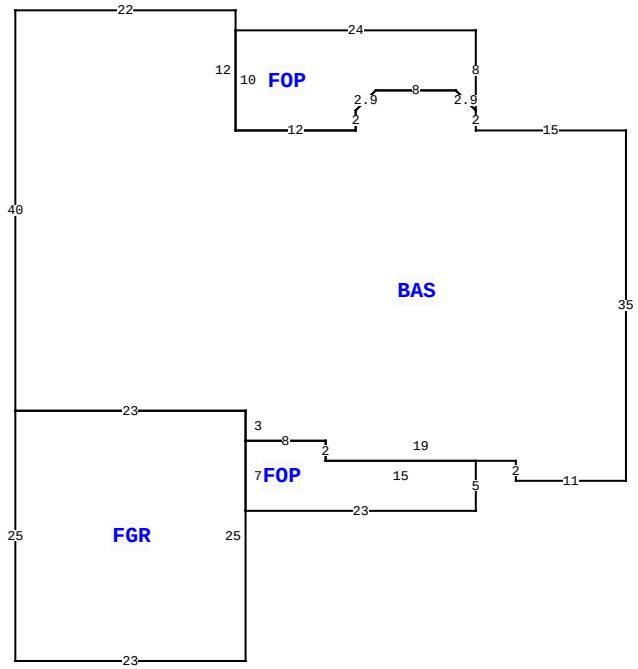
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,212	100		2,212	226,043
FGR	575	55		316	32,292
FOP	131	30		39	3,985
FOP	196	30		59	6,029
TOTALS	3,114			2,626	268,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	126.7200	141.93	372,708	2007	2007	10	0	0	18.00	72.00

1 SINGLE FAM 100% - 2020 Heated Area: 2212 HX Base Yr 2020



254 SW CALLAWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	1,305.00	UT	3.00	3.00	100	2007	2007	3	100	3,915	
3	0169	FENCE/WOOD	0	100	0	0	320.00	UT	10.50	10.50	75	2014	2014	3	75	2,520	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		268,350
TOTAL MARKET OB/XF VALUE		8,435
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		311,785
SOH/AGL Deduction		89,863
ASSESSED VALUE		221,922
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		166,200
TOTAL JUST VALUE		311,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050833	Roof Replacement	53,152	09/16/2024
24838	SFR	675	08/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/2379	1/16/2020	LE	U	I	14	100
GRANTOR: EDWARD S HAUCK & DONN						
GRANTEE: LYNN MARIE SIMBRAT						
1390/2099	7/31/2019	WD	Q	I	01	230,000
GRANTOR: RICHARD R II & STACIE						
GRANTEE: EDWARD S HAUCK & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N2 FOP= N8 W24 S10 E12 N2 R2 U2 E8 D2 R2 $ L2 U2 W8 D2 L2 S2 W12 N12 W22 S40 FGR= S25 E23 N25 W23$ E23 S3 FOP= S7 E23 N5 W15 N2 W8$ E8 S2 E19 S2 E11 N35$.

LAND DESCRIPTION

TOTAL OB/XF 8,435

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/21/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS