LOT 61 CALLAWAY S/D PHASE 3.
WD 1015-2961, WD 1039-1872,
DC 1070-159, WD 1145-1420,

MORGAN ROBERT J
144 SW STAFFORD CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-361

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

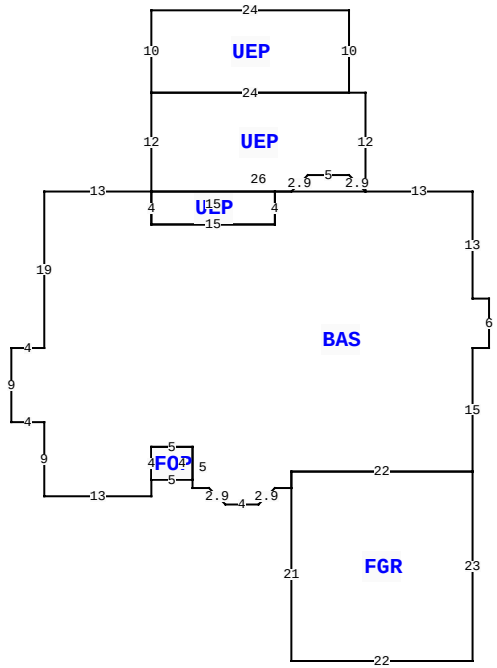
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,830	100		1,830	183,952
FGR	506	55		278	27,945
FOP	20	30		6	603
UEP	60	60		36	3,618
UEP	240	60		144	14,475
UEP	312	60		187	18,798
TOTALS	2,968			2,481	249,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,481	112.1904	125.65	311,738	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2022 Heated Area: 1830 HX Base Yr



144 SW STAFFORD CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	249,390
TOTAL MARKET OB/XF VALUE	8,172
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	292,562
SOH/AGL Deduction	0
ASSESSED VALUE	292,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,562
TOTAL JUST VALUE	292,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22061	SFR	22,061	07/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1273/0369	4/21/2014	WD	Q	I	01	160,000
GRANTOR: DEBRA BEHRENWALD						
GRANTEE: ROBERT J MORGAN						
1145/1420	3/13/2008	WD	Q	I		200,000
GRANTOR: RANDOLPH						
GRANTEE: DEBRA BEHRENWALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= N12 W2 UEP= N10 W24 S10 E24$ W24 S12 E26$ L2 U2 W5 D2 L2 W2 UEP= W15 S4 E15 N4$ S4 W15 N4 W13 S19 W4 S9 E4 S9 E13N2 FOP= E5 N4 W5 S4$ N4 E5 S5 E2 R2 D2 E4 U2 R2 E2 FGR= S21 E22 N23 W22 S2$ N2 E22 N15 E2 N6 W2 N13$.

EXTRA FEATURES

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	0166	CONC,PAVMT	0	0	0	0	1,540.00	UT	2.00	2.00	100	2005	2005	3	100	3,080	
2	0169	FENCE/WOOD	0	0	0	0	154.00	UT	13.50	13.50	100	2007	2007	3	100	2,079	
3	0258	PATIO	0	0	25	23	575.00	UT	3.50	3.50	100	2007	2007	3	100	2,013	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,172

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS