LOT 66 CALLAWAY S/D PHASE 3.
WD 1022-2816, WD 1045-1545, WD 1

BILLUPS JAMES R/BILLUPS YVONNE
111 SW STAFFORD CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-366

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

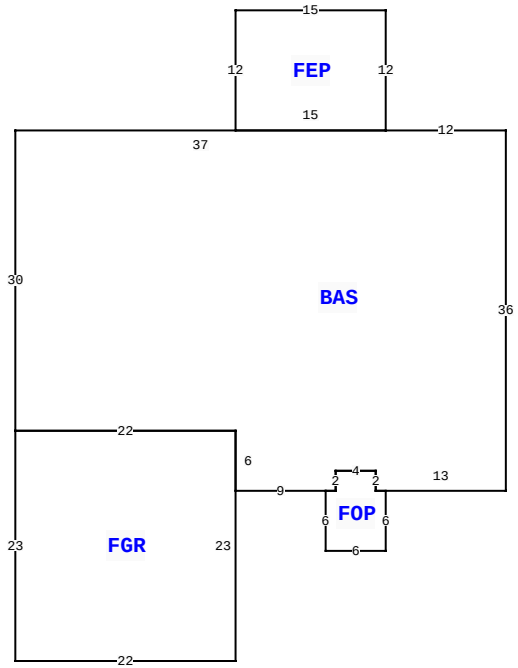
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,624	100		1,624	193,321
FEP	180	80		144	17,142
FGR	506	55		278	33,093
FOP	44	30		13	1,547
TOTALS	2,354			2,059	245,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	132.8580	148.80	306,379	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1624 HX Base Yr 2022



111 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		245,103
TOTAL MARKET OB/XF VALUE		7,292
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		287,395
SOH/AGL Deduction		41,029
ASSESSED VALUE		246,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,644
TOTAL JUST VALUE		287,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048635	Roof Replacement	23,837	11/13/2023
22226	SFR	487	08/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/569	10/04/2021	WD	Q	I	01	268,000
GRANTOR: GRINER RACHEL						
GRANTEE: BILLUPS JAMES R						
1310/1493	2/26/2016	WD	Q	I	01	165,000
GRANTOR: YOUNG J & WENDY A KWO						
GRANTEE: RACHEL GRINER (UNMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W37 S30 E22 S6 E9 E1 N2 E4 S2 E13 N36 $
FGR=[ORIG=-49,30] S23 E22 N23 W22 $
FEP=[ORIG=-12,0] N12 W15 S12 E15 $
FOP=[ORIG=-18,36] S6 E6 N6 W1 N2 W4 S2 W1 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,146.00	UT	2.00	2.00	100	2005	2005	3	100	2,292	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,292

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 06/21/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS