

LOT 70 CALLAWAY S/D PHASE 3.
WD 1027-2043, WD 1050-760, WD 12

PAPHIDES MICHAEL BRIAN KYRIACOS/UMSTEAD RACHEL
175 SW STAFFORD CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-370



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 20
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	05	05
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	2,455	100		2,455	230,711
FGR	528	55		290	27,253
FOP	194	30		58	5,450
FOP	210	30		63	5,921
TOTALS	3,387			2,866	269,335

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1 SINGLE FAM 100% - 2022

Heated Area: 2455

HX Base Yr 2022

The floor plan shows a main rectangular area labeled 'BAS' (Basement) with dimensions 48 by 48. Attached to the top is a smaller rectangular area labeled 'FOP' (Front Porch) with dimensions 21 by 10. Attached to the bottom is another rectangular area labeled 'FGR' (Front Garden) with dimensions 24 by 24. Various other dimensions are provided for the perimeter and internal divisions.

175 SW STAFFORD CT, LAKE CITY

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

EXTRA FEATURES															TOTAL OB/XF 27,304				
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200			
2	0166	CONC, PAVMT	0	100	0	0	1,405.00	UT	2.00	2.00	100	2005	2005	3	100	2,810			
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	900.00	900.00	100	2007	2007	3	100	900			
4	0280	POOL R/CON	0	100	12	31	372.00	UT	70.00	70.00	100	2018	2018	3	86	22,394			

LAND DESCRIPTION				TOTAL OB/XF														27,304									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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										