LOT 72 CALLAWAY S/D PHASE 3.
WD 1026-1899, WD 1044-2933, DC 1

SWINGLER ERIC H III/SWINGLER ARLENE M
213 SW STAFFORD CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-372

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

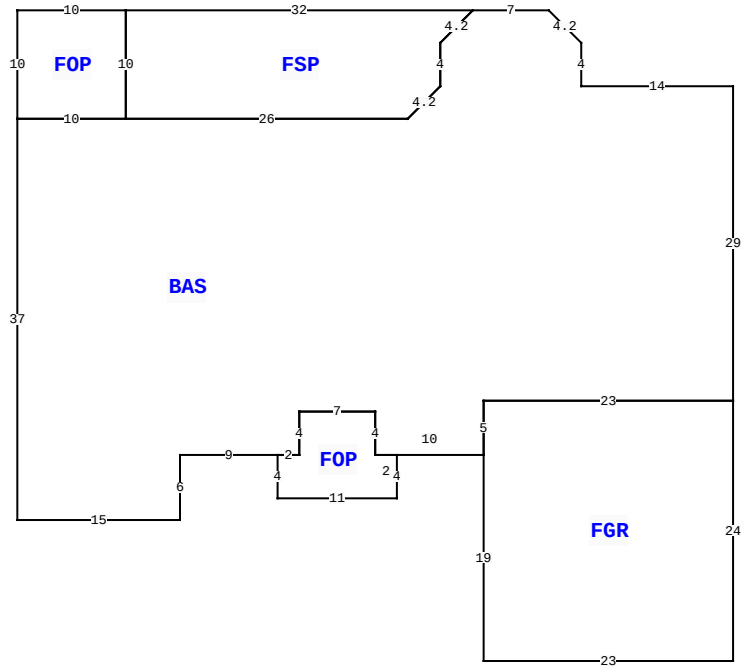
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,161	100		2,161	232,509
FGR	552	55		304	32,708
FOP	72	30		22	2,367
FOP	100	30		30	3,228
FSP	290	40		116	12,481
TOTALS	3,175			2,633	283,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	135.2998	151.54	399,005	2005	2005	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2026 Heated Area: 2161 HX Base Yr 2026



213 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		283,294
TOTAL MARKET OB/XF VALUE		4,662
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		322,956
SOH/AGL Deduction		0
ASSESSED VALUE		322,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,234
TOTAL JUST VALUE		322,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049379	Roof Replacement	22,800	03/07/2024
22361	SFR	0	10/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2201	2/18/2025	WD	Q	I	01	394,400
GRANTOR: NGUYEN PHUC DO MINH						
GRANTEE: SWINGLER ERIC H III						
1466/786	5/06/2022	WD	Q	I	01	370,000
GRANTOR: ROGERS JOHN R						
GRANTEE: NGUYEN PHUC DO MINH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N4 L3 U3 W7 FSP= W32 S10 E26 R3 U3 N4 R3 U3 $ D3 L3 S4 D3 L3 W26 FOP= N10 W10 S10 E10$ W10 S37 E15 N6 E9 FOP= S4 E11 N4 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E10 FGR= S19 E23 N24 W23 S5$ N5 E23 N29$.

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	1,386.00	UT	2.00	2.00	100	2005	2005	3	100	2,772	
2	0169	FENCE/WOOD	0	100	0	0	336.00	UT	7.50	7.50	75	2005	2005	3	75	1,890	

LAND DESCRIPTION

TOTAL OB/XF 4,662

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 04/01/2025 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS