

LOT 89 CALLAWAY S/D PHASE 3.
WD 1013-99, WD 1031-2452,
WD 1169-2686, CT 1230-263,

RUIZ JOSE E GONZALEZ/ANDINO IBIS B ORTIZ
366 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-389



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	15416.050	1.00/

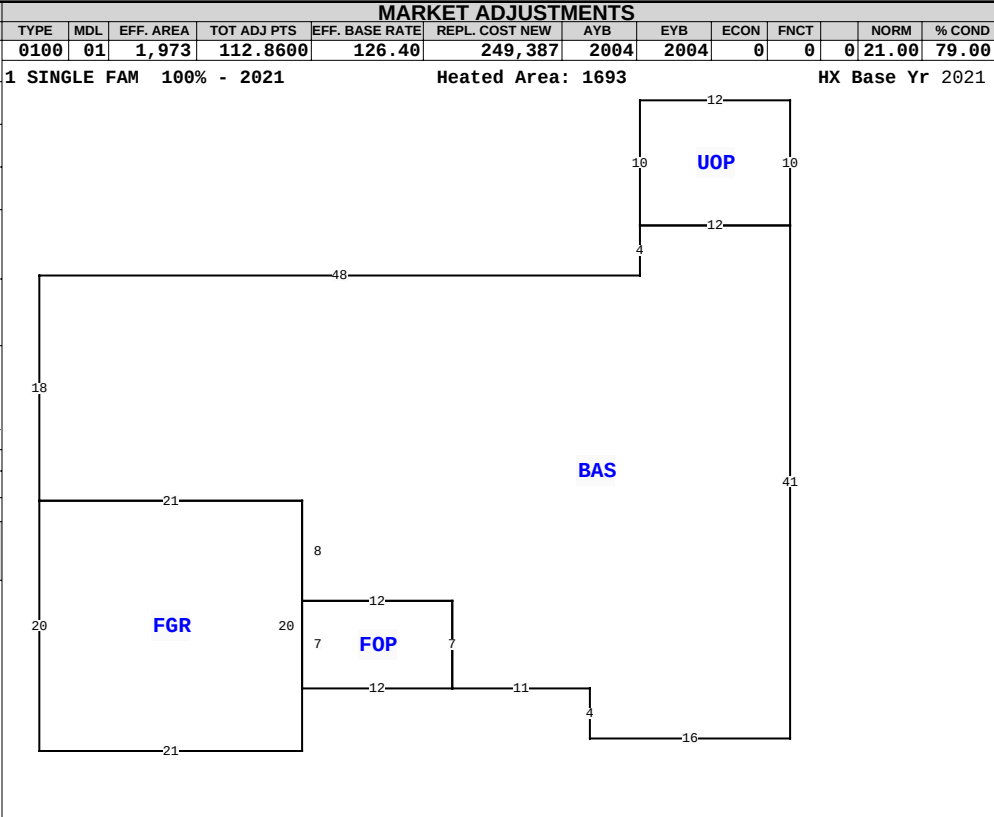
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100		1,693	169,056
FGR	420	55		231	23,066
FOP	84	30		25	2,496
UOP	120	20		24	2,397

TOTALS	2,317			1,973	197,016
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	1,124.00	UT	1.50	1.50
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 04/17/2019 BY KR



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

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	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,124.00	UT	1.50	1.50	100	2004	2004	3	100	1,686	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	

TOTAL OB/XF										4,686						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										3						

VALUATION BY		STANDARD														
Tax Group: 3		Tax Dist:														
BUILDING MARKET VALUE		197,016														
TOTAL MARKET OB/XF VALUE		4,686														
TOTAL LAND VALUE - MARKET		35,000														
TOTAL MARKET VALUE		236,702														
SOH/AGL Deduction		58,794														
ASSESSED VALUE		177,908														
TOTAL EXEMPTION VALUE		50,722														
BASE TAXABLE VALUE		127,186														
TOTAL JUST VALUE		236,702														
NCON VALUE		0														
INCOME VALUE																
PREVIOUS YEAR MKT VALUE		239,196														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044776	Roof Replacement	12,500	06/23/2022
000041326	Solar Power Syste	25,432	02/15/2021
21757	SFR	501	04/20/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1419/0128	9/04/2020	WD	Q	I	01	209,900			
GRANTOR: JONATHAN & HOLLY FRAZ									
GRANTEE: JOSE E GONZALEZ RUI									
1241/1928	9/17/2012	WD	U	I	12	106,000			
GRANTOR: FIRST FEDERAL BANK OF									
GRANTEE: JONATHAN S & HOLLY									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W48 S18 FGR= S20 E21 N20 W21\$ E21 S8 FOP= S7 E12 N7 W12\$ E12 S7 E11 S4 E16 N41 UOP= N10 W12 S10 E12\$ W12 S4\$.									