COMM NW COR OF NE1/4 OF NE1/4,
E 30.5 FT TO E R/W OF SW
CALLAHAN AVE, S ALONG R/W

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

15-4S-16-03024-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

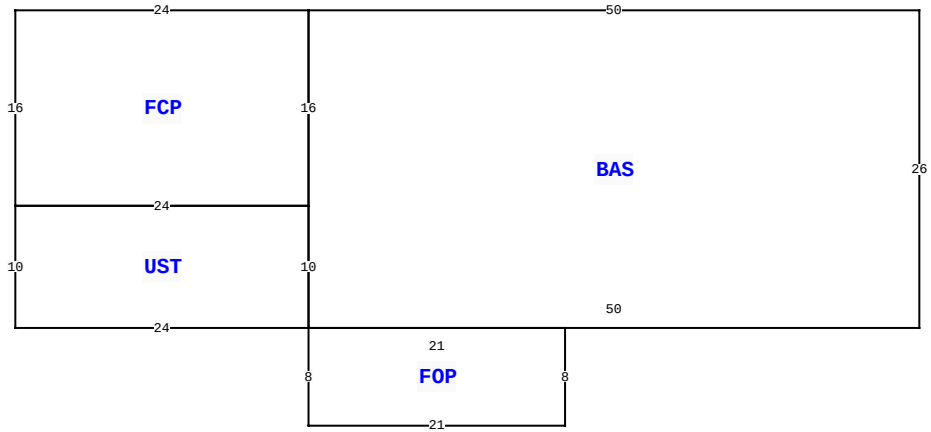
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	89,578
FCP	384	25		96	6,615
FOP	168	30		50	3,446
UST	240	45		108	7,442
TOTALS	2,092			1,554	107,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	94.6519	106.01	164,740	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1300 HX Base Yr



211 SW CALLAHAN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,081
TOTAL MARKET OB/XF VALUE		698
TOTAL LAND VALUE - MARKET		9,150
TOTAL MARKET VALUE		116,929
SOH/AGL Deduction		142
ASSESSED VALUE		116,787
TOTAL EXEMPTION VALUE	03	116,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		116,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,929

XFOB:1:1: THREE OLD BARNS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1339/0120	6/16/2017	WD	U	I	18	0
GRANTOR: KENNETH CALLAHAN & RH						
GRANTEE: COLUMBIA COUNTY, FL						
1271/1508	3/25/2014	PB	U	I	18	100
GRANTOR: CLERK OF COURT (HOWA						
GRANTEE: KENNETH CALLAHAN AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FCP= W24 S16 E24 N16$ S16 UST= W24 S10 E24 N10$ S10
FOP= S8 E21 N8 W21$ E50N26$.

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	0120	CLFENCE 4	0	0	0	0	310.00	UT	4.50	4.50	50	1993	1993	3	50	698	

LAND DESCRIPTION

TOTAL OB/XF 698

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	0		A-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	7,500.00	7,500.00	9,150							

REVIEW DATE 06/26/2024 BY KS Total Acres: 1.22 Total Land Value: 9,150 Market: 0 Agricultural: 0 Common: 9,150 PRINTED 11/19/2025 BY SYS