COMM NE COR OF SEC, RUN W 718.77
S 125.08 FT, W 585.42 FT TO E RW
ALONG E R/W 125.32 FT, E 577.74

CALLAHAN KENNETH H/CALLAHAN CONNIE E
209 SW CALLAHAN AVE
LAKE CITY, FL 32024

2026

15-4S-16-03024-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

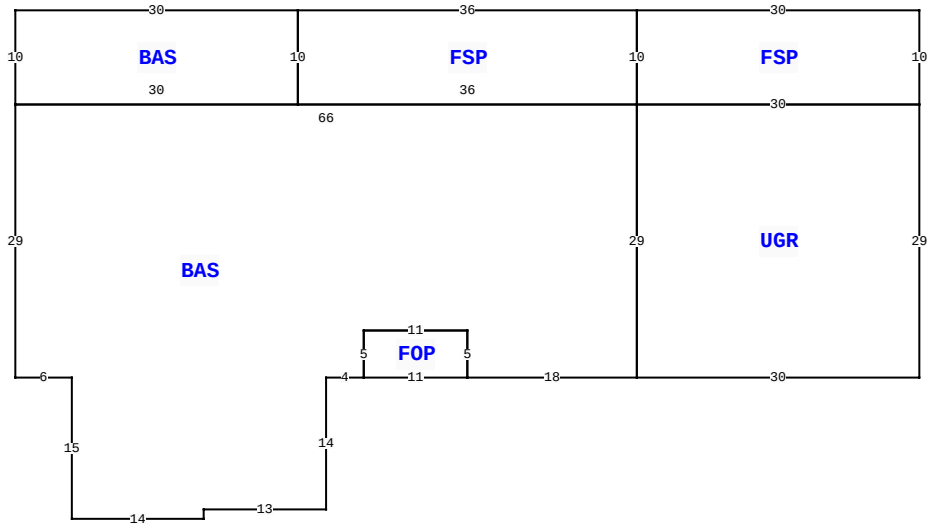
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	15,758
BAS	2,251	100		2,251	118,234
FOP	55	30		16	840
FSP	300	40		120	6,303
FSP	360	40		144	7,564
UGR	870	45		392	20,590
TOTALS	4,136			3,223	169,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	3,223	103.8000	95.50	307,796	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2008 Heated Area: 2551 HX Base Yr 2008



209 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		169,288
TOTAL MARKET OB/XF VALUE		26,686
TOTAL LAND VALUE - MARKET		18,980
TOTAL MARKET VALUE		214,954
SOH/AGL Deduction		22,598
ASSESSED VALUE		192,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,634
TOTAL JUST VALUE		214,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049496	Solar Power Syste	5,784	03/25/2024
34694	POOL ENCL	85	11/28/2016
26471	GARAGE	295	12/04/2007
25470	SFR	275	01/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/2507	5/19/2007	WD	Q	I	01	100
GRANTOR: HOWARD J CALLAHAN						
GRANTEE: KENNETH H & CONNIE						
1091/0147	7/28/2006	WD	Q	I	01	100
GRANTOR: JUANITA CALLAHAN & HO						
GRANTEE: KENNETH H & CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S29 E6 S15 E14 N1 E13 N14 E4 FOP= E11 N5 W11 S5$ N5 E11 S5 E18 UGR= E30 N29 W30 S29$ N29$ FSP= E30 N10 W30 FSP= W36 BAS= W30 S10 E30 N10$ S10 E36 N10$ S10$.

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	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0280	POOL R/CON	0	100	11	27	297.00	UT	70.00	70.00	100	2016	2016	3	82	17,048	
4	0282	POOL ENCL	0	100	23	37	851.00	UT	15.00	15.00	100	2016	2016	3	52	6,638	

LAND DESCRIPTION

TOTAL OB/XF 26,686

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	13,000.00	13,000.00	18,980							

REVIEW DATE 06/26/2024 BY KS Total Acres: 1.46 Total Land Value: 18,980 Market: 0 Agricultural: 0 Common: 18,980 PRINTED 11/19/2025 BY SYS