

MCCALL KENNETH A & ANN D/MCCALL ANN D
P O BOX 1021
LAKE CITY, FL 32056

25-4S-16-03153-023

19

03

COMMON BRK 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 90

06

VINYL ASB 10

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

N/A 100

1.

1. 100

05

CONV 100

0 100

03

03 100

01

01 100

05

05

0100

SINGLE FAMILY

MKT AREA

06

25

416.040

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,700

100

1,700

120,534

FGR

360

55

198

14,039

FSP

200

40

80

5,672

TOTALS

2,260

1,978

140,245

EXTRA FEATURES

224 SW SHANNON ST, LAKE CITY

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

1978

1978

3

100

1,200

2

0166

CONC,PAVMT

0

100

0

0

1,429.00

UT

2.00

2.00

100

1993

1993

3

100

2,858

3

0294

SHED WOOD/

0

100

12

20

240.00

UT

7.50

7.50

100

1993

1993

3

100

1,800

4

0294

SHED WOOD/

0

100

12

8

96.00

UT

7.50

7.50

100

1993

1993

3

100

720

5

0294

SHED WOOD/

0

100

12

6

96.00

UT

7.50

7.50

100

1993

1993

3

100

720

6

0070

CARPORT UF

0

100

0

0

1.00

UT

0.00

0.00

100

2019

2019

3

100

500

7

0104

GENERATOR

0

100

0

0

1.00

UT

6,000.00

6,000.00

100

2025

2024

90

5,400

LAND DESCRIPTION

TOTAL OB/XF

13,198

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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-

1173.00

170.00

1.00

LT

1.00

1.00

1.00

22,500.00

22,500.00

22,500

REVIEW DATE

02/20/2024

BY

TW

Total Acres: 0.68

Total Land Value: 22,500

Market: 0

Agricultural: 0

Common: 22,500

PRINTED 10/02/2025 BY SYS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,978

111.0650

124.39

246,043

1978

1978

8

0

0

35.00

57.00

1 SINGLE FAM

100% - 0

Heated Area: 1700

HX Base Yr

30

10

10

18

24

12

2

34

2

12

32

12

20

20

8

FGR

FSP

BAS

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

140,245

TOTAL MARKET OB/XF VALUE

13,198

TOTAL LAND VALUE - MARKET

22,500

TOTAL MARKET VALUE

175,943

SOH/AGL Deduction

74,560

ASSESSED VALUE

101,383

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

50,661

TOTAL JUST VALUE

175,943

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

176,243

LAND:1:1: 0.67 AC.

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000049135

Electrical Servic

0

02/01/2024

30420

MAINT/ALTR

40

08/27/2012

26987

MAINT/ALTR

40

05/08/2008

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