LOTS 13 & 14 SUNSET ACRES S/D.
379-45, 408-35, 419-636, LE 1413

OUTLAW JOHN C/OUTLAW BRENDA F
298 SW CALLAHAN AVE
LAKE CITY, FL 32024

2026

15-4S-16-02986-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

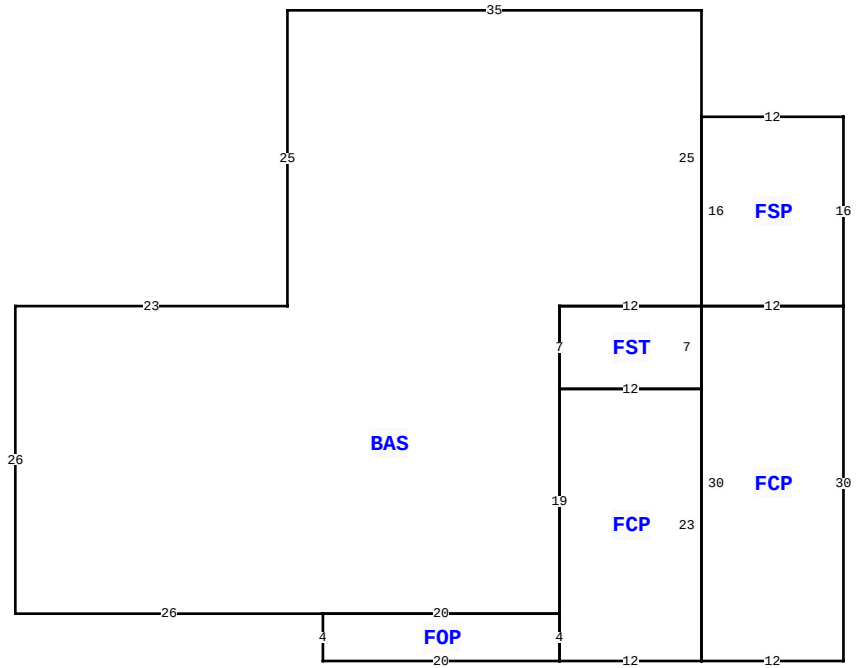
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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		MKT AREA 06
NEIGHBORHOOD/LOC	15416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100		2,071	170,813
FCP	276	25		69	5,691
FCP	360	25		90	7,423
FOP	80	30		24	1,979
FSP	192	40		77	6,351
FST	84	55		46	3,794
TOTALS	3,063			2,377	196,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,377	113.2960	126.89	301,618	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2071 HX Base Yr



298 SW CALLAHAN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,052
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		242,052
SOH/AGL Deduction		128,741
ASSESSED VALUE		113,311
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		6,900
TOTAL JUST VALUE		242,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,052

LAND:1:1: 2.09 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1209	6/11/2020	LE	U	I	14	100

GRANTOR: BRENDA F OUTLAW (ENH

GRANTEE: DONNA STRICKLAND &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S25 W23 S26 E26 FOP= S4 E20 N4 W20$ E20 FCP= S4 E12FCP= E12 N30 W12 S30$ N23 W12 S19$ N19 FST= E12 N7 W12 S7$ N7 E12 FSP= E12 N16 W12 S16$ N25$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	2.00	LT		1.00	1.00	0.75	28,000.00	21,000.00	42,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 2.09 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 03/25/2026 BY SYS