

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 PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,071	100	
FCP	276	25	
FCP	360	25	
FOP	80	30	
FSP	192	40	
FST	84	55	
TOTALS	3,063		

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	35.00	65.00

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

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

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 &

EXTRA FEATURES		298 SW CALLAHAN AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0296	SHED METAL	0 100 0 0
4	0252	LEAN-TO W/	0 100 0 0

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	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	

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\$.

LAND DESCRIPTION		TOTAL OB/XF 4,000																						
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	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							