COMM SE COR OF NW1/4 OF NE1/4, R
NW 34.04 FT FOR POB, RUN S 5.94
FT, NW 397.30 FT, NE 109.64 FT,

SANCHEZ-AGUILAR MARI C/SANCHEZ-MARTINEZ JAIME
238 SW CALLAHAN AVE
LAKE CITY, FL 32024

2027

15-4S-16-02987-008

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 06

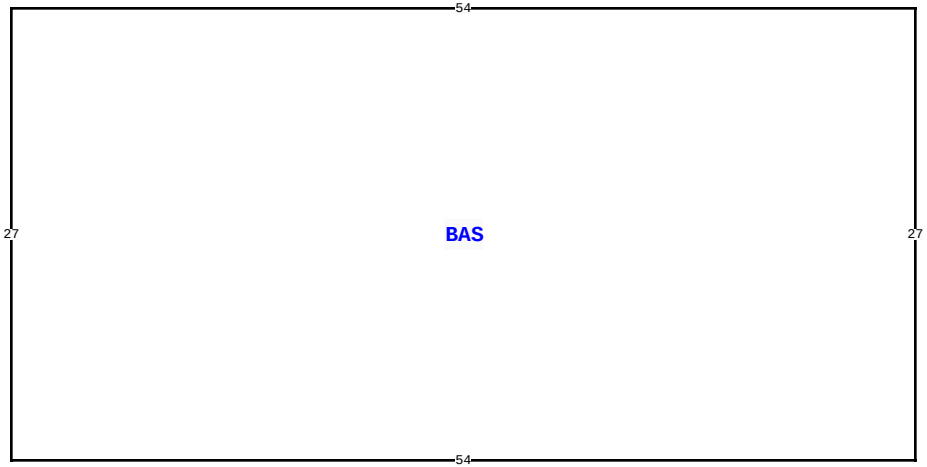
NEIGHBORHOOD/LOC 15416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	164,123
TOTALS	1,458			1,458	164,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,458	134.5500	126.48	184,408	2019	2019	0	0	0	11.00	89.00

2 MODULAR 1 0% - 2021 Heated Area: 1458 HX Base Yr



238 SW CALLAHAN AVE, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/14/2026 MLU

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	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	164,123
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	193,523
SOH/AGL Deduction	0
ASSESSED VALUE	193,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,523
TOTAL JUST VALUE	193,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,523

LAND:1:1: 1.0 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38613	M H	450	09/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/2364	12/09/2020	QC	U	I	11	100
GRANTOR: SANCHEZ-MARTINEZ ARTU						
GRANTEE: SANCHEZ-MARTINEZ JA						
1366/2499	7/25/2018	QC	U	V	11	100
GRANTOR: ARTURO SANCHEZ-MARTIN						
GRANTEE: ARTURO SANCHEZ-MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E54 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS