

BEG AT NE COR OF NW1/4 OF NE1/4,
 FT, NW 427.31 FT TO N LINE OF SE
 WITH THE SE'LY R/W SR-247, RUN E

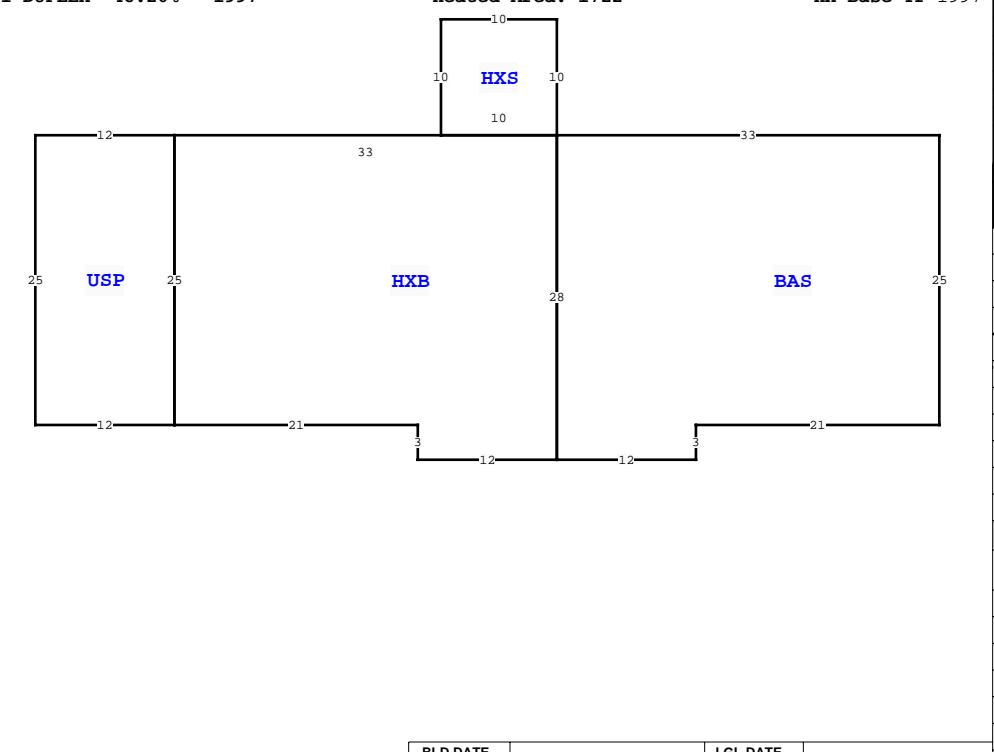
MCDUFFIE MARY ELLEN
 200 SW CALLAHAN AVE
 LAKE CITY, FL 32024

2026

15-4S-16-02987-010


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Story Height	8 100
RMS	0 100
Stories	1. 1. 100
Units	2 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2700	03	1,867	117.2850	102.04	190,509	1977	1977	0	0	0	48.00	52.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0800	MULTI-FAM <10		06	15416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	861	100		861	45,685		
HXB	861	100		861	45,685		
HXS	100	40		40	2,123		
USP	300	35		105	5,571		
TOTALS	2,122			1,867	99,065		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	99,065			
TOTAL MARKET OB/XF VALUE	600			
TOTAL LAND VALUE - MARKET	19,090			
TOTAL MARKET VALUE	118,755			
SOH/AGL Deduction	12,698			
ASSESSED VALUE	106,057			
TOTAL EXEMPTION VALUE	HX HB 25,000			
BASE TAXABLE VALUE	81,057			
TOTAL JUST VALUE	118,755			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	117,504			

LAND:1:1: 1.05 AC'S TOTAL: .53 AC'S AE/Y: .52 AC'S
 BLDG:1:1: BLDG AE/N-HX PULLED OUT ON PLOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050982	Electrical Servic	0	10/07/2024
000041912	Roof Replacement	13,110	05/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0816/2484	2/01/1996	WD Q	Q	I		50,000

GRANTOR: JULIAN H MCCRANIE JR
 GRANTEE: MARY ELLEN MCDUFFIE

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
200 SW CALLAHAN AVE, LAKE CITY										05/14/2026	MLU		

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 HXS= N10 W10 S10 E10\$ HXB= W33 USP= W12 S25 E12 N25\$ S25 E21 S3 E12 N28\$ S28 E12 N3 E21 N25\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0800	C	MULTI-FAM	100		RSF-2	0.00	0.00	0.42	AC		1.00	1.00	1.00	23,000.00	23,000.00	9,545							
2	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	0.42	AC		1.00	1.00	1.00	23,000.00	23,000.00	9,545							