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

2027

15-4S-16-02987-010

BUILDING CHARACTERISTICS

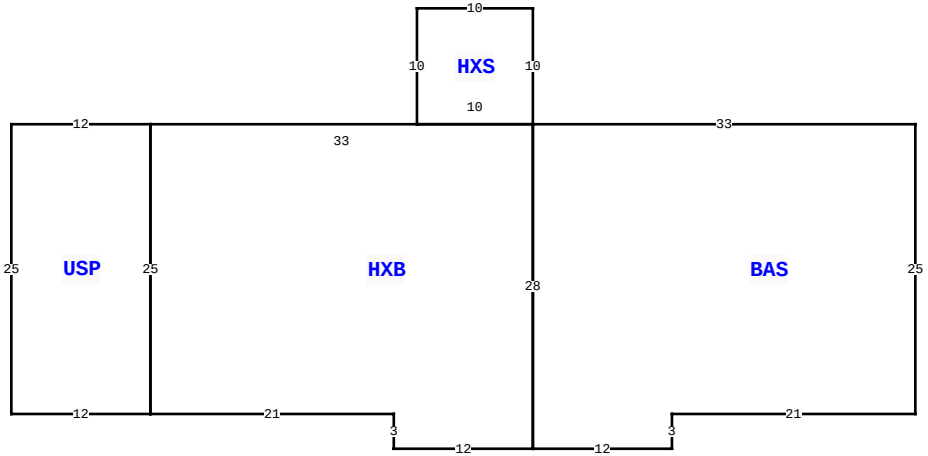
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	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

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

1 DUPLEX 48.26% - 1997 Heated Area: 1722 HX Base Yr 1997



200 SW CALLAHAN AVE, LAKE CITY

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

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	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	

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	11,340
ASSESSED VALUE	107,415
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	82,415
TOTAL JUST VALUE	118,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,755

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	I		50,000

GRANTOR: JULIAN H MCCRANIE JR

GRANTEE: MARY ELLEN MCDUFFIE

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 600

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	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							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 0.83 Total Land Value: 19,090 Market: 0 Agricultural: 0 Common: 19,090 PRINTED 11/17/2026 BY SYS