LOT 27 CALLAWAY S/D UNIT 1.

819-193, 855-2625, 933-813, WD 9

STEPHENSON JAMES W/STEPHENSON KELLY MARIE
163 SW LEXINGTON CT
LAKE CITY, FL 32024

2027

15-4S-16-03023-127

BUILDING CHARACTERISTICS

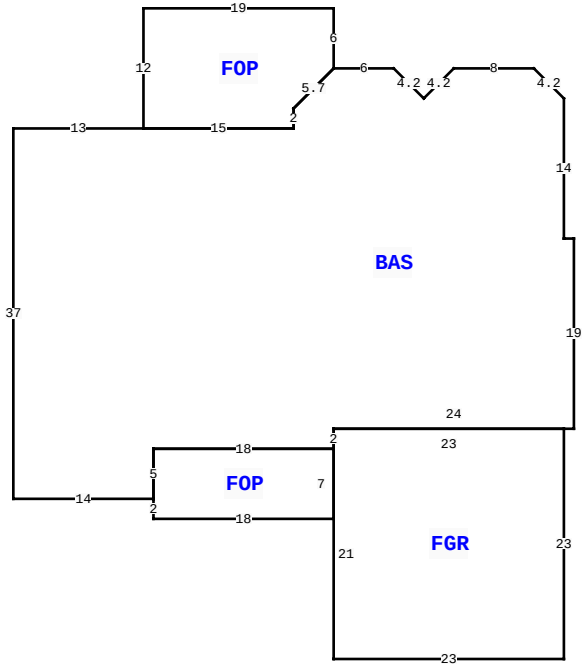
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	217,774
FGR	529	55		291	32,599
FOP	126	30		38	4,257
FOP	212	30		64	7,170
TOTALS	2,811			2,337	261,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	127.3041	140.03	327,250	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1944 HX Base Yr 2022



163 SW LEXINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,800
TOTAL MARKET OB/XF VALUE	3,085
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	299,885
SOH/AGL Deduction	49,361
ASSESSED VALUE	250,524
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	199,113
TOTAL JUST VALUE	299,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051451	Roof Replacement	16,000	11/08/2024
000045927	Storage Building	12,100	11/15/2022
23034	SFR	597	04/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2077	7/18/2022	WD	U	I	11	100
GRANTOR: STEPHENSON JAMES W						
GRANTEE: STEPHENSON JAMES W						
1436/2162	5/04/2021	WD	Q	I	01	273,000
GRANTOR: WOOD MICHAEL WAYNE						
GRANTEE: STEPHENSON JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S37 E14 FOP= S2 E18 N7 W18 S5$ N5 E18 FGR= S21 E23 N23 W23 S2$ N2 E24 N19 W1 N14 U3 L3 W8 D3 L3 L3 U3 W6 FOP= N6 W19 S12 E15 N2 R4 U4 $ D4 L4 S2 W15$.

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	994.00	UT	2.50	2.50	100	2005	2005	3	100	2,485	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,085

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/03/2025 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS