LOT 28 CALLAWAY S/D UNIT 1.
819-193, 829-1889, 855-1916,
WD 1198-591, WD 1393-2039,

MARTIN CALEB JOHN
166 SW LEXINGTON CT
LAKE CITY, FL 32024

2027

15-4S-16-03023-128

BUILDING CHARACTERISTICS

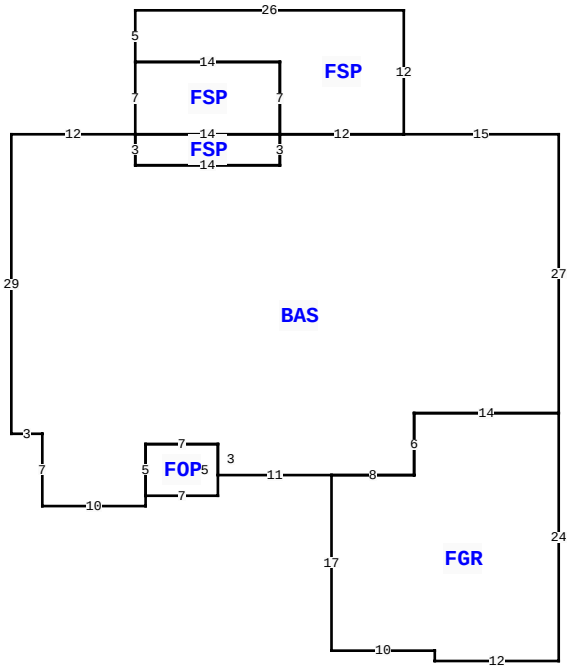
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
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	1,620	100		1,620	166,677
FGR	470	55		258	26,545
FOP	35	30		10	1,029
FSP	42	40		17	1,749
FSP	98	40		39	4,013
FSP	214	40		86	8,848
TOTALS	2,479			2,030	208,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	127.9209	140.71	285,641	1997	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2021 Heated Area: 1620 HX Base Yr 2021



166 SW LEXINGTON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,861
TOTAL MARKET OB/XF VALUE		8,414
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		252,275
SOH/AGL Deduction		43,051
ASSESSED VALUE		209,224
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,813
TOTAL JUST VALUE		252,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11854	SFR	255	11/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1182	9/14/2020	WD	Q	I	01	196,000
GRANTOR: WILLIAM T SILVA						
GRANTEE: CALEB JOHN MARTIN						
1393/2039	8/31/2019	WD	Q	I	01	190,000
GRANTOR: PATRICK SHANE & DANIE						
GRANTEE: WILLIAM T SILVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W26 S5 E14 S7 E12$ W12 FSP= N7 W14 S7 E14$FSP= W14 S3 E14 N3$ S3 W14 N3W12 S29 E3 S7 E10 N1 FOP= E7 N5 W7 S5$ N5 E7 S3 E11 FGR= S17 E10 S1 E12 N24 W14 S6 W8$ E8 N6 E14 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,399.00	UT	1.50	1.50	100	1997	1997	3	100	2,099	
3	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	
4	0169	FENCE/WOOD	0	100	0	0	500.00	UT	10.50	10.50	70	2014	2014	3	70	3,675	

LAND DESCRIPTION

TOTAL OB/XF 8,414

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 06/19/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS