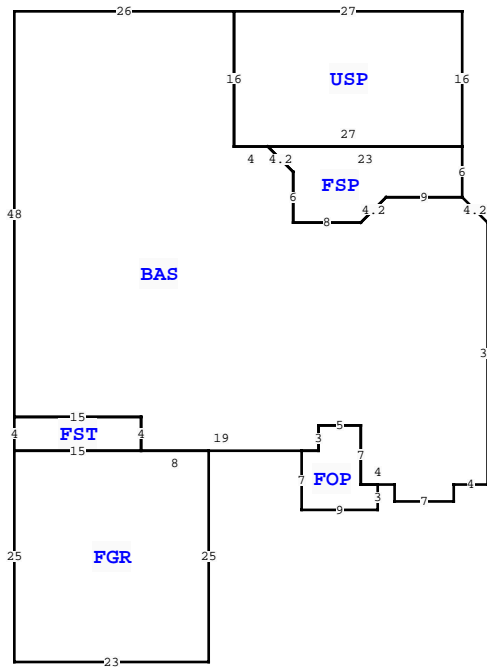


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Architectual	05	CONV	100
Units	0	100	
Condition Adj	03	100	
Kitchen Adjus	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
BAS	2,256	100	
FGR	575	55	
FOP	70	30	
FSP	153	40	
FST	60	55	
USP	432	35	
TOTALS	3,546		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004								
Heated Area: 2256						HX Base Yr 2004					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			317,790
TOTAL MARKET OB/XF VALUE			5,242
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			358,032
SOH/AGL Deduction			120,208
ASSESSED VALUE			237,824
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			186,413
TOTAL JUST VALUE			358,032
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052763	Roof Replacement	10,977	03/31/2025
20264	SFR	365	12/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/1031	12/18/2002	WD	Q	V		19,900
GRANTOR: DANIEL CRAPPPS CALLWA						
GRANTEE: VIET V NGUYEN						
0970/1026	12/18/2002	WD	Q	V		19,900
GRANTOR: FRONTIER CAPITAL						
GRANTEE: DANIEL CRAPPS & CAL						

EXTRA FEATURES		355 SW CALLAWAY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0294	SHED WOOD/	0 100 0 0
4	0120	CLFENCE 4	0 100 0 0

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	0190	FPLC PF	0 100 0 0			1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0 100 0 0			1,321.00	UT	2.00	2.00	100	2003	2003	3	100	2,642	
3	0294	SHED WOOD/	0 100 0 0			1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0120	CLFENCE 4	0 100 0 0			1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/14/2026	MLU

BUILDING DIMENSIONS	
BAS= W26 S48 FST= S4 E15 N4 W15 E15 S4 FGR= W15 S25 E23 N25 W8 E19 FOP= S7 E9 N3 W2 N7 W5 S3 W2 E2 N3 E5 S7 E4 S2 E7 N2 E4 N31 L3 U3 FSP= N6 USP= N16 W27 S16 E27 W23 D3 R3 S6 E8 R3 U3 E9 W9 D3 L3 W8 N6 L3 U3 W4 N16 S.	

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							