LOT 34 CALLAWAY S/D PHASE 2.
ORB 967-2700, 970-1026, 1031.

NGUYEN VIET V
355 SW CALLAWAY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-234

BUILDING CHARACTERISTICS

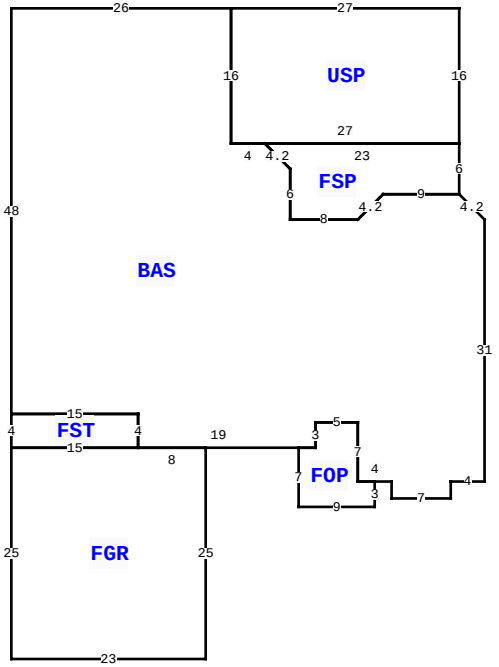
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,256	100		2,256	248,097
FGR	575	55		316	34,751
FOP	70	30		21	2,310
FSP	153	40		61	6,708
FST	60	55		33	3,629
USP	432	35		151	16,605
TOTALS	3,546			2,838	312,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,838	128.1742	140.99	400,130	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2256 HX Base Yr 2004



355 SW CALLAWAY DR, 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		312,101
TOTAL MARKET OB/XF VALUE		5,242
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		352,343
SOH/AGL Deduction		107,384
ASSESSED VALUE		244,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,548
TOTAL JUST VALUE		352,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,032

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						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 5,242

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/13/2025 BY chuck Total Acres: 0.64 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS