LOT 37 CALLAWAY S/D PHASE 2.
944-398 1/2 INT, 980-2529, WD 10

WHITE JAMES H IV/WHITE SARAH KELLY
152 SW GROVELAND CT
LAKE CITY, FL 32024

2027

15-4S-16-03023-237

BUILDING CHARACTERISTICS

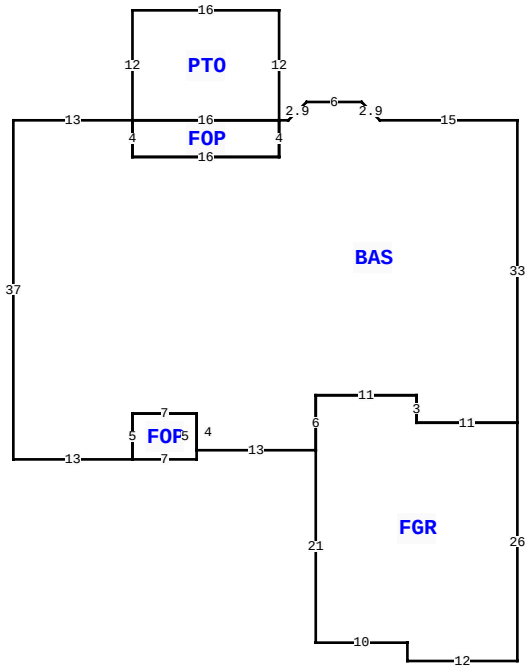
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,818	100		1,818	159,410
FGR	585	55		322	28,234
FOP	35	30		10	877
FOP	64	30		19	1,666
PTO	192	5		10	877
TOTALS	2,694			2,179	191,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,179	132.8580	146.14	318,439	2005	2005	20	0	0	20.00	60.00

1 SINGLE FAM 100% - 2010 Heated Area: 1818 HX Base Yr 2010



152 SW GROVELAND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	2,144.00	UT	2.50	2.50	100	2005	2005	3	100	5,360	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,063
TOTAL MARKET OB/XF VALUE		9,560
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,623
SOH/AGL Deduction		65,716
ASSESSED VALUE		169,907
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,496
TOTAL JUST VALUE		235,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,101

BLDG:1:2: DEPR UNTIL THE PROBLEM IS RESOLVED

BLDG:1:1: PROPERTY HAS FLOODED IN THE PAST, GIVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051076	Roof Replacement	21,000	10/14/2024
22777	SFR	560	02/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/2546	9/11/2009	WD	U	I	12	115,000
GRANTOR: CITIBANK NA AS TRUSTE						
GRANTEE: JAMES H IV & SARAH						
1176/0660	6/17/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIBANK NA AS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 L2 U2 W6 D2 L2 W1 PTO= N12 W16 S12 E16$ FOP= W16 S4 E16 N4$ S4 W16 N4 W13 S37 E13 FOP= E7 N5 W7 S5$ N5 E7 S4 E13 FGR= S21 E10 S2 E12 N26 W11 N3 W11 S6$ N6 E11 S3 E11 N33$.

LAND DESCRIPTION

TOTAL OB/XF 9,560

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 11/04/2024 BY JS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS