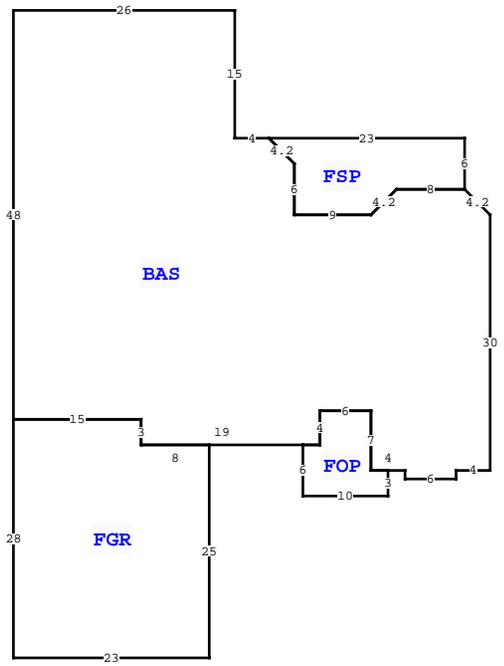


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 40
Interior Floor	13	LAM/VNLPLK 30
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07

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% - 2025									
					Heated Area: 2207						
						HX Base Yr 2025					



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	2,207	100		2,207	244,998
FGR	620	55		341	37,854
FOP	78	30		23	2,553
FSP	156	40		62	6,883
TOTALS	3,061			2,633	292,288

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			292,288
TOTAL MARKET OB/XF VALUE			6,483
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			333,771
SOH/AGL Deduction			0
ASSESSED VALUE			333,771
TOTAL EXEMPTION VALUE	HX HB 13	333,771	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			333,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051352	Roof Replacement	29,038	11/01/2024
19822	SFR	365	08/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1253	9/10/2021	WD Q	Q	I	01	314,900
GRANTOR: REED NATHON R						
GRANTEE: NOGUERAS DANIEL						
1357/0426	3/28/2018	WD U	U	I	11	0
GRANTOR: RUTH ANN BERGER						
GRANTEE: NATHON R & SHARI A						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2002	2002	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1,552.00	UT	2.00	80	2002	2002	3	80	2,483	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	

440 SW CALLAWAY DR, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
TOTAL OB/XF 6,483				

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W26 S48 FGR= S28 E23 N25 W8 N3 W15\$ E15 S3 E19 FOP= S6 E10 N3 W2 N7 W6 S4 W2\$ E2 N4 E6 S7 E4 S1 E6 N1 E4 N30 L3 U3 FSP= N6 W23 D3 R3 S6 E9 R3 U3 E8\$ W8 D3 L3 W9 N6 L3 U3 W4 N15\$.									

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							