LOT 44 CALLAWAY S/D PHASE 2.

959-746, 972-1771, WD 1024-2813,

NOGUERAS DANIEL/NOGUERAS YOLANDA R
440 SW CALLAWAY DRIVE
LAKE CITY, FL 32024

2027

15-4S-16-03023-244

BUILDING CHARACTERISTICS

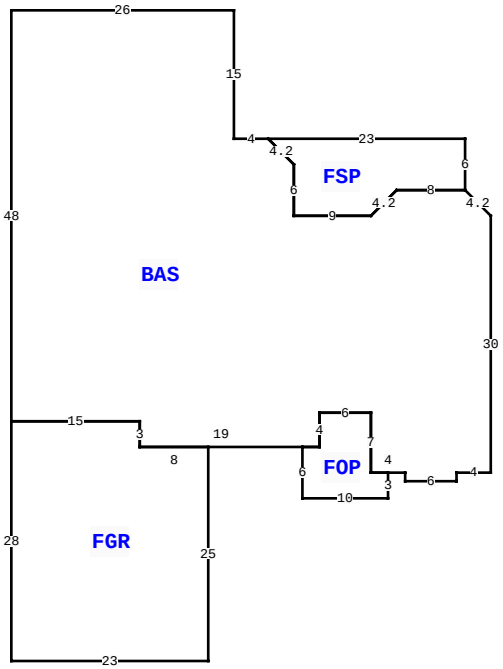
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 40
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,207	100		2,207	236,400
FGR	620	55		341	36,526
FOP	78	30		23	2,464
FSP	156	40		62	6,641
TOTALS	3,061			2,633	282,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	141.2288	155.35	409,037	2002	2002	0	0	0	31.05	68.95

1 SINGLE FAM 100% - 2025 Heated Area: 2207 HX Base Yr 2025



440 SW CALLAWAY DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,552.00	UT	2.00	2.00	80	2002	2002	3	80	2,483	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	282,031
TOTAL MARKET OB/XF VALUE	6,483
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	323,514
SOH/AGL Deduction	0
ASSESSED VALUE	323,514
TOTAL EXEMPTION VALUE	HX HB 13 323,514
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	323,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,651

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	I	01	314,900
GRANTOR: REED NATHON R						
GRANTEE: NOGUERAS DANIEL						
1357/0426	3/28/2018	WD	U	I	11	0
GRANTOR: RUTH ANN BERGER						
GRANTEE: NATHON R & SHARI A						

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 6,483

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 12/02/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS