LOT 45 CALLAWAY S/D PHASE 2.

ORB 959-758,976-2155,WD 1015-118

GRIFFIN SIMONE
436 SW CALLAWAY DR
LAKE CITY, FL 32024-1131

2027

15-4S-16-03023-245

BUILDING CHARACTERISTICS

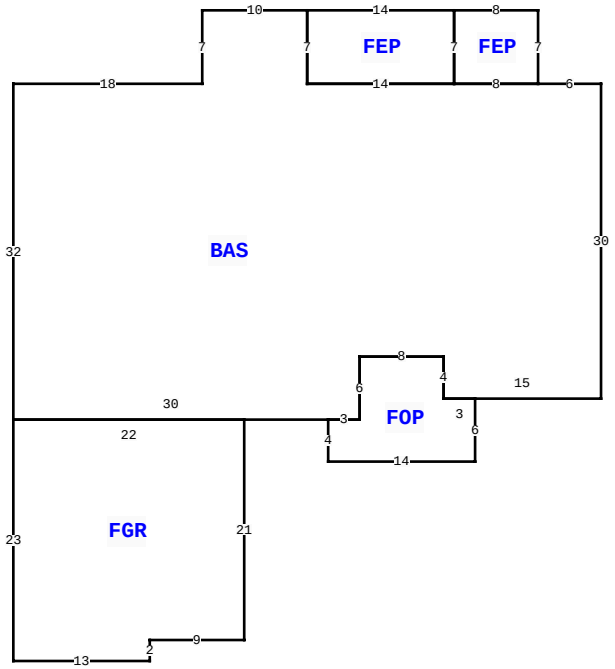
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,784	100		1,784	164,375
FEP	56	80		45	4,146
FEP	98	80		78	7,187
FGR	488	55		268	24,693
FOP	110	30		33	3,040
TOTALS	2,536			2,208	203,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	125.0172	137.52	303,644	2003	2003	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2018 Heated Area: 1784 HX Base Yr 2018



436 SW CALLAWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,441
TOTAL MARKET OB/XF VALUE	4,114
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	242,555
SOH/AGL Deduction	64,303
ASSESSED VALUE	178,252
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	126,841
TOTAL JUST VALUE	242,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049977	Roof Replacement	25,624	05/29/2024
19918	SFR	319	09/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0536	10/02/2015	WD	Q	I	01	165,000
GRANTOR: ALBERT R & GLADYS D B						
GRANTEE: SIMONE GRIFFIN						
1226/2338	12/21/2011	WD	Q	I	01	150,000
GRANTOR: CHARLES L & HEATHER B						
GRANTEE: ALBERT R & GLADYS D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FEP= N7 W8 S7 E8 $ W8 FEP= N7 W14 S7 E14$ W14 N7 W10 S7 W18 S32 FGR= S23 E13 N2 E9 N21 W22$ E30 FOP= S4 E14 N6 W3 N4 W8 S6 W3$ E3 N6 E8 S4 E15 N30$.

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	1,657.00	UT	2.00	2.00	100	2003	2003	3	100	3,314	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,114

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 06/24/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS