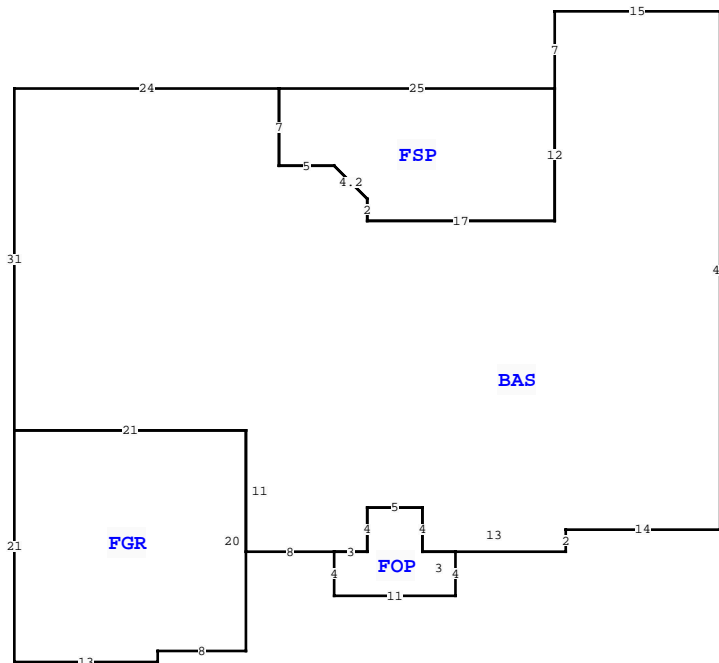




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	31 VINYL SID 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,613	120.3048	134.74	352,076	2002	2002	0	0	0	25.30	74.70		
1 SINGLE FAM 0% - 0 Heated Area: 2250 HX Base Yr														



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	226,464
FGR	433	55		238	23,955
FOP	64	30		19	1,912
FSP	265	40		106	10,669
TOTALS	3,012			2,613	263,001

416 SW CALLAWAY DR, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	1,540.00	UT	2.00	2.00	100	2002	2002	3	100	3,080	
2	0120	CLFENCE	4	0	0	260.00	UT	7.50	7.50	80	2007	2007	3	80	1,560	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			263,001
TOTAL MARKET OB/XF VALUE			4,640
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			302,641
SOH/AGL Deduction			0
ASSESSED VALUE			302,641
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,641
TOTAL JUST VALUE			302,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19456	SFR	389	04/24/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/2489	2/09/2017	WD Q	Q	I	01	184,900
GRANTOR: OBIANUJU & HYGINUS OF						
GRANTEE: ASHLEY J WILSON						
1270/1322	2/28/2014	WD Q	Q	I	01	170,000
GRANTOR: JOHN J RICHARDSON						
GRANTEE: OBIANUJU & HYGINUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S7 FSP= W25 S7 E5 D3 R3 S2 E17 N12\$ S12 W17 N2 L3 U3 W5 N7 W24 S31 FGR= S21 E13 N1 E8 N20 W21\$ E21 S11 E8 FOP= S4 E11 N4 W3 N4 W5 S4 W3\$ E3 N4 E5 S4 E13 N2 E14 N47\$.	

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