LOT 47 CALLAWAY S/D PHASE 2.

927-1527, 930-1447,WD 1174-512

TAYLOR SAMUEL H
394 SW CALLAWAY DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-247

BUILDING CHARACTERISTICS

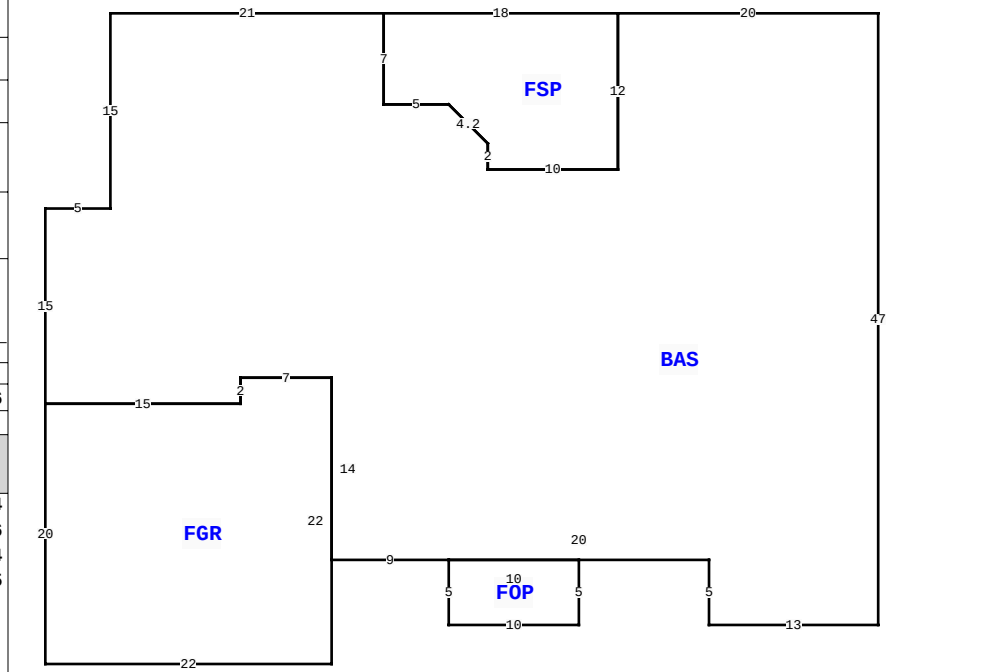
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,220	100		2,220	201,804
FGR	454	55		250	22,726
FOP	50	30		15	1,364
FSP	181	40		72	6,545
TOTALS	2,905			2,557	232,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,557	122.6764	139.85	357,596	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2220 HX Base Yr 2025



394 SW CALLAWAY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,437
TOTAL MARKET OB/XF VALUE		2,249
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		269,686
SOH/AGL Deduction		0
ASSESSED VALUE		269,686
TOTAL EXEMPTION VALUE	HX HB 13 VX	269,686
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		269,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,371

BLDG:1:1: 5/15 MLS 89592 4 BED 3 BATH 68 DOM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012	SFR	387	03/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0548	4/21/2015	WD	Q	I	01	173,000
GRANTOR: EDWARD & ALESHA WALLE						
GRANTEE: SAMUEL H TAYLOR						
1174/0512	5/22/2009	WD	Q	I	01	199,900
GRANTOR: VARNUM						
GRANTEE: EDWARD & ALESHA WAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W18 S7 E5 D3 R3 S2 E10 N12$ S12 W10 N2 L3 U3 W5 N7 W21 S15 W5 S15 FGR= S20 E22 N22 W7 S2 W15$ E15 N2 E7 S14 E9 FOP= S5 E10 N5 W10$ E20 S5 E13 N47$.

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	0166	CONC,PAVMT	0	100	0	0	1,499.00	UT	1.50	1.50	100	2001	2001	3	100	2,249	

LAND DESCRIPTION

TOTAL OB/XF 2,249

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/20/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS