LOT 48 CALLAWAY S/D PHASE 2.

939-2560, 957-2010, WD 1028-874,

STEPHENS ROBERT RAY AND CATHERINE ANN JOINT DECLAR
16986 TIMBERLAKES DR
FORT MYERS, FL 33908

2027

15-4S-16-03023-248

BUILDING CHARACTERISTICS

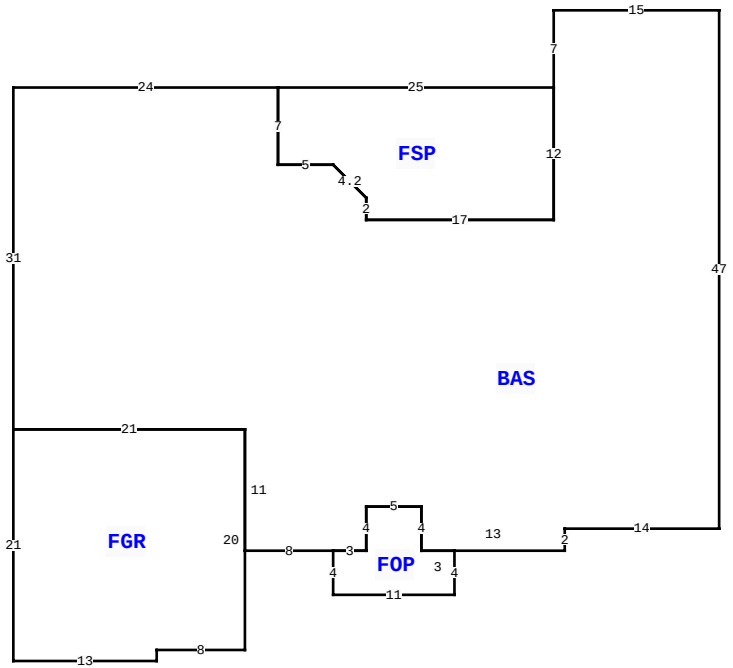
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	06	06
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	2,250	100		2,250	188,168
FGR	433	55		238	19,904
FOP	64	30		19	1,589
FSP	265	40		106	8,865
TOTALS	3,012			2,613	218,526

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	116.0712	127.68	333,628	2002	2002	0	0	0	34.50	65.50

1 SINGLE FAM 0% - 2026 Heated Area: 2250 HX Base Yr



376 SW CALLAWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,437.00	UT	2.00	2.00	100	2002	2002	3	100	2,874	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	218,526
TOTAL MARKET OB/XF VALUE	4,674
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	258,200
SOH/AGL Deduction	0
ASSESSED VALUE	258,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,200
TOTAL JUST VALUE	258,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053721	Roof Replacement	20,400	07/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2693	7/11/2025	WD	Q	I	01	289,000
GRANTOR: VALERIO JAMES ROCCO						
GRANTEE: STEPHENS ROBERT RAY						
1317/0985	6/09/2016	WD	Q	I	01	183,900
GRANTOR: DAVID A & JENNIFER L						
GRANTEE: JAMES ROCCO & YVONN						

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 4,674

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	0		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 09/15/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS