LOT 49 CALLAWAY S/D PHASE 2.
927-1529, 942-1641,QC 1371-2613

THOMPSON COLLEEN A/THOMPSON SIDNEY R
356 SW CALLAWAY DRIVE
LAKE CITY, FL 32024

2027

15-4S-16-03023-249

BUILDING CHARACTERISTICS

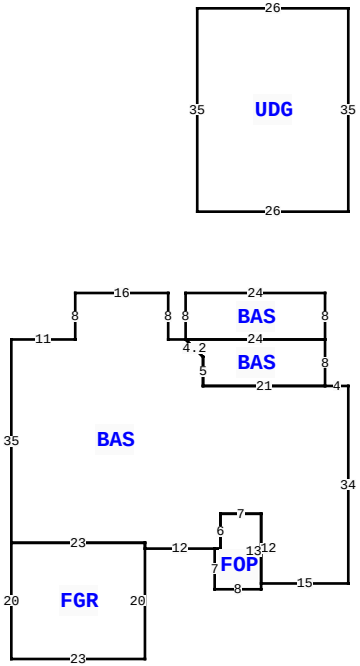
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	173	100		173	12,480
BAS	192	100		192	13,851
BAS	2,037	100		2,037	146,950
FGR	460	55		253	18,251
FOP	98	30		29	2,092
UDG	910	55		500	36,070
TOTALS	3,870			3,184	229,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,184	120.9978	133.10	423,790	2001	2001	20	0	0	25.80	54.20

1 SINGLE FAM 100% - 2002 Heated Area: 2402 HX Base Yr 2002



356 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,446.00	UT	1.50	1.50	100	2001	2001	3	100	2,169	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0280	POOL R/CON	0	100	0	0	462.00	UT	70.00	70.00	100	2019	2019	3	89	28,783	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,694
TOTAL MARKET OB/XF VALUE		38,652
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,346
SOH/AGL Deduction		78,067
ASSESSED VALUE		225,279
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		168,868
TOTAL JUST VALUE		303,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,523

BLDG:1:2: DEPR UNTIL THE PROBLEM IS RESOLVED

BLDG:1:1: PROPERTY HAS FLOODED IN THE PAST, GIVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053217	Generator		05/22/2025
000049492	Solar Power Syste	109,959	03/22/2024
000049214	Roof Replacement	21,000	02/15/2024
37484	POOL	300	11/28/2018
30412	MAINT/ALTR	0	08/23/2012
18203	SFR	352	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2613	10/26/2018	QC	U	I	11	0
GRANTOR: COLLEEN A HOULIHAN &						
GRANTEE: COLLEEN A & SIDNEY						
0942/1641	12/21/2001	WD	Q	I		147,900
GRANTOR: ISAAC CONST						
GRANTEE: COLLEEN A HOULIHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 BAS= N8 BAS= N8 W24 S8 E24$ W24 D3 R3 S5 E21$ W21 N5 L3 U3 W3 N8 W16 S8 W11 S35 FGR= S20 E23 N20 W23$ E23 S1 E12 FOP= S7 E8 N13 W7 S6 W1$ E1N6 E7 S12 E15 N34$ PTR= N30 UDG= N35 W26 S35 E26$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 38,652

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 03/11/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS