LOT 50 CALLAWAY S/D PHASE 2.

WD 989-1516, 1002-2981, QC 1311-

KUNZLER WILLIAM J/KUNZLER ANNA L
340 SW CALLAWAY DR
LAKE CITY, FL 32024

**2026**

**15-4S-16-03023-250**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

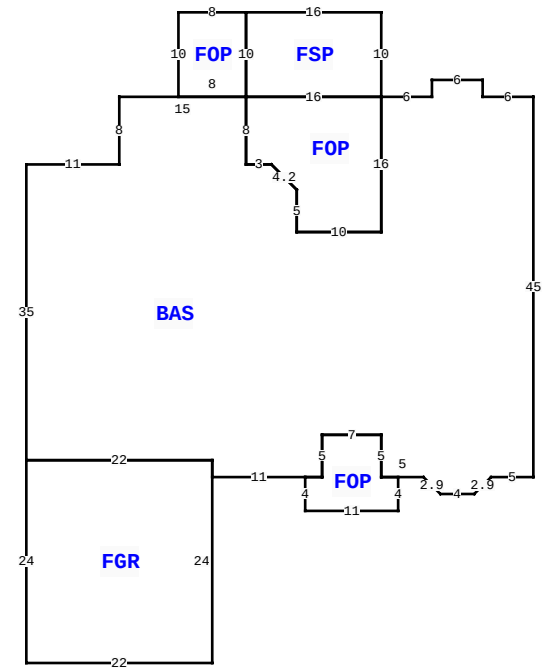
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,345 | 100 | | 2,345 | 189,073 |
| FGR | 528 | 55 | | 290 | 23,382 |
| FOP | 79 | 30 | | 24 | 1,935 |
| FOP | 80 | 30 | | 24 | 1,935 |
| FOP | 213 | 30 | | 64 | 5,160 |
| FSP | 160 | 40 | | 64 | 5,160 |
| TOTALS | 3,405 | | | 2,811 | 226,646 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,811 | 116.8992 | 133.27 | 374,622 | 2003 | 2012 | 20 | 0 | 0 | 19.50 | 60.50 |

1 SINGLE FAM 100% - 2021 Heated Area: 2345 HX Base Yr 2021




340 SW CALLAWAY DR, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 226,646 |
| TOTAL MARKET OB/XF VALUE | | 3,892 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 265,538 |
| SOH/AGL Deduction | | 118,012 |
| ASSESSED VALUE | | 147,526 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 96,115 |
| TOTAL JUST VALUE | | 265,538 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 267,079 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051741 | Remodel | 4,311 | 12/09/2024 |
| 000048696 | Solar Power Syste | 21,520 | 11/20/2023 |
| 000047829 | Solar Power Syste | 27,420 | 08/07/2023 |
| 000047144 | Roof Replacement | 24,875 | 05/04/2023 |
| 000045443 | Electrical Servic | 2,000 | 09/14/2022 |
| 30464 | MAINT/ALTR | 0 | 09/13/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1416/0360 | 7/17/2020 | WD | Q | I | 01 | 215,000 |
| GRANTOR: ROGER PARISH | | | | | | |
| GRANTEE: WILLIAM J & ANNA L | | | | | | |
| 1311/0610 | 3/11/2016 | QC | U | I | 11 | 100 |
| GRANTOR: MICHELE PARISH (SINGL | | | | | | |
| GRANTEE: ROGER PARISH (SINGL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 N2 W6 S2 W6 FSP= N10 W16 FOP= W8 S10 E8 N10$ S10 E16$ FOP= W16 S8 E3 D3 R3 S5 E10 N16$ S16 W10 N5 L3 U3 W3N8 W15 S8 W11 S35 FGR= S24 E22 N24 W22$ E22 S2 E11 FOP= S4 E11 N4 W2 N5 W7 S5 W2$ E2 N5 E7 S5 E5 R2 D2 E4 U2 R2 E5 N45$.

## 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 | 928.00 | UT | 2.00 | 2.00 | 75 | 2003 | 2003 | 3 | 75 | 1,392 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,400 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 5 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,892

| 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 06/20/2024 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS