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

2027

15-4S-16-03023-250

BUILDING CHARACTERISTICS

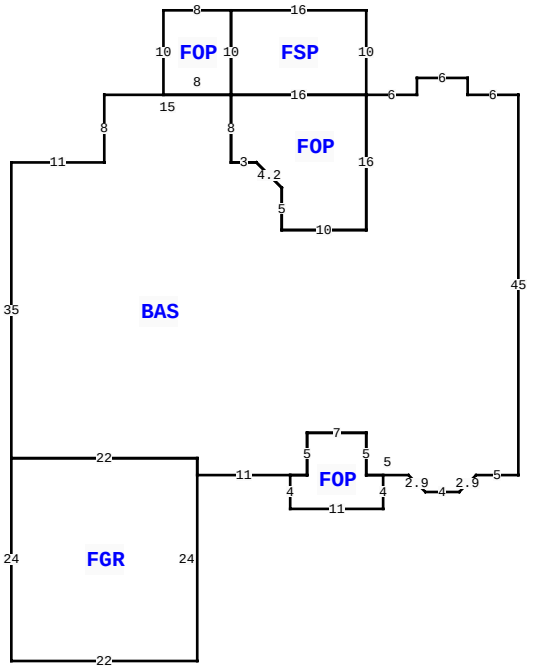
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	182,434
FGR	528	55		290	22,561
FOP	79	30		24	1,867
FOP	80	30		24	1,867
FOP	213	30		64	4,979
FSP	160	40		64	4,979
TOTALS	3,405			2,811	218,687

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	128.59	361,466	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	218,687
TOTAL MARKET OB/XF VALUE	3,892
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	257,579
SOH/AGL Deduction	105,627
ASSESSED VALUE	151,952
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	100,541
TOTAL JUST VALUE	257,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,559

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 11/17/2026 BY SYS