LOT 51 CALLAWAY S/D PHASE 2.
970-1029, 977-1992, 978-753, 986

SANTANA JUAN/SANTANA MARIE
324 SW CALLAWAY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-251

BUILDING CHARACTERISTICS

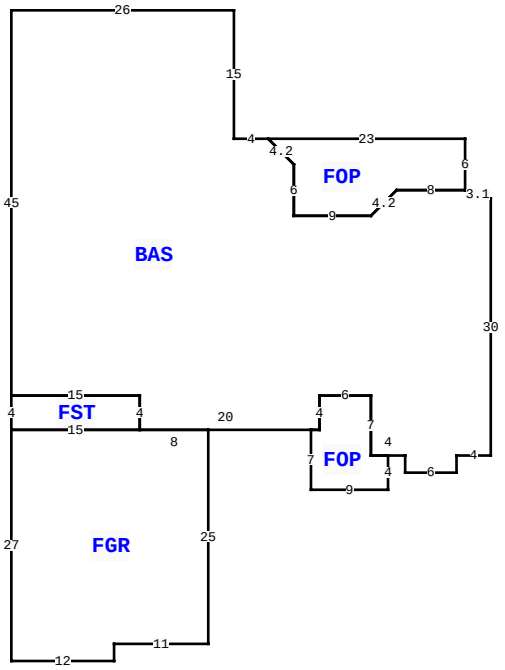
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,089	100		2,089	205,482
FGR	599	55		329	32,362
FOP	81	30		24	2,361
FOP	156	30		47	4,623
FST	60	55		33	3,246
TOTALS	2,985			2,522	248,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	127.2040	139.92	352,878	2003	2003	0	0	0	29.70	70.30

1 SINGLE FAM 100% - 2022 Heated Area: 2089 HX Base Yr 2022



324 SW CALLAWAY DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,801.00	UT	2.00	2.00	100	2003	2003	3	100	3,602	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0070	CARPORT UF	0	100	18	25	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		248,073
TOTAL MARKET OB/XF VALUE		7,602
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		290,675
SOH/AGL Deduction		13,144
ASSESSED VALUE		277,531
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,120
TOTAL JUST VALUE		290,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049978	Roof Replacement	35,007	05/29/2024
20341	SFR	390	01/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/960	9/07/2021	WD	Q	I	01	249,900
GRANTOR: GREENE MARGARET A						
GRANTEE: SANTANA JUAN						
1437/479	4/28/2021	TR	U	I	11	100
GRANTOR: MARIAN S HUDSON LIVIN						
GRANTEE: GREENE MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S45 FST= S4 E15 N4 W15$ E15 S4 FGR= W15 S27 E12 N2 E11 N25 W8$ E20 FOP= S7 E9 N4 W2 N7 W6 S4 W1$ E1 N4 E6 S7 E4 S2 E6 N2 E4 N30 L3 U1 W8 D3 L3 FOP= R3 U3 E8 N6 W23 D3 R3 S6 E9$ W9 N6 L3 U3 W4 N15$.

LAND DESCRIPTION

TOTAL OB/XF 7,602

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 06/24/2024 BY JS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS