LOT 52 CALLAWAY S/D PHASE 2.
WD 1003-1, WD 1017-2580,
WD 1063-2165, QCD 1078-2069,

SHAW FRANCES/SHAW DONATHAN
308 SW CALLAWAY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-252

BUILDING CHARACTERISTICS

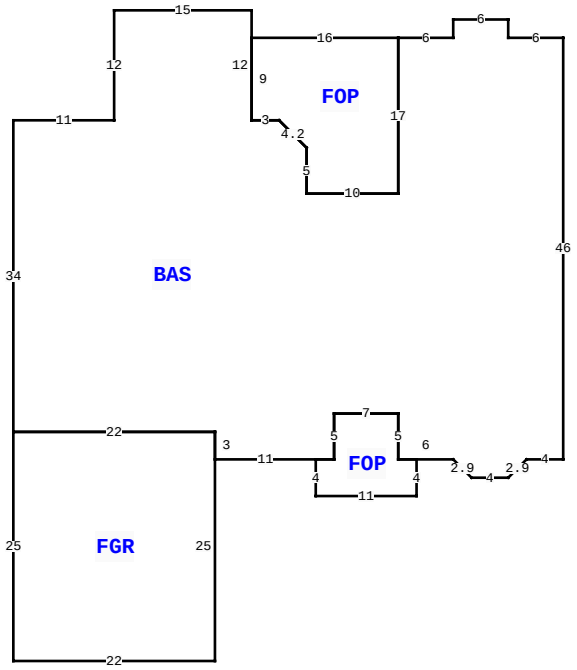
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,401	100		2,401	190,546
FGR	550	55		302	23,967
FOP	79	30		24	1,905
FOP	229	30		69	5,476
TOTALS	3,259			2,796	221,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	122.2848	134.51	376,090	2004	2004	20	0	0	21.00	59.00

1 SINGLE FAM 100% - 2012 Heated Area: 2401 HX Base Yr 2012



308 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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,191.00	UT	2.00	2.00	100	2004	2004	3	100	2,382	
3	0280	POOL R/CON	0	100	15	36	540.00	UT	17.50	17.50	100	2004	2004	3	43	4,064	
4	0169	FENCE/WOOD	0	100	0	0	320.00	UT	7.50	7.50	100	2007	2007	3	100	2,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,893
TOTAL MARKET OB/XF VALUE		11,246
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		268,139
SOH/AGL Deduction		81,684
ASSESSED VALUE		186,455
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,044
TOTAL JUST VALUE		268,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049300	Roof Replacement	59,471	02/27/2024
22220	POOL	150	08/23/2004
21369	SFR	701	12/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1219/1042	8/03/2011	WD	Q	I	01	213,000
GRANTOR: CAROLE LYNN WOODWARD						
GRANTEE: FRANCES & DONATHAN						
1078/2069	3/17/2006	QC	Q	I	01	100
GRANTOR: JAMES AND CAROLE WOOD						
GRANTEE: CAROLE WOODWARD TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N2 W6 S2 W6 FOP= W16 S9 E3 D3 R3 S5 E10 N17$ S17 W10 N5 L3 U3 W3 N12 W15 S12 W11 S34 FGR= S25 E22 N25 W22$ E22 S3 E11 FOP= S4 E11 N4 W2 N5 W7 S5 W2$ E2 N5 E7 S5 E6 R2 D2 E4 U2 R2 E4 N46$.

LAND DESCRIPTION

TOTAL OB/XF 11,246

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 03/20/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS