

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

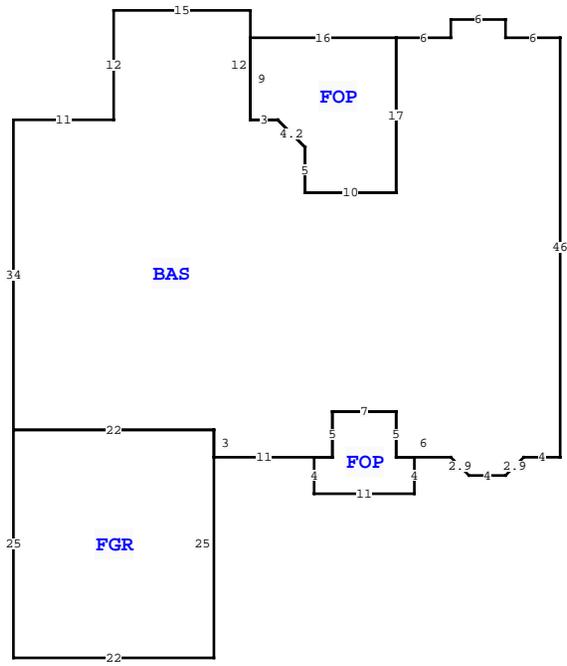
2026

15-4S-16-03023-252



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	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	197,472
FGR	550	55		302	24,838
FOP	79	30		24	1,974
FOP	229	30		69	5,675
TOTALS	3,259			2,796	229,960

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2012			389,762	2004	2004	20	0	21.00	59.00
Heated Area: 2401											
HX Base Yr 2012											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,960
TOTAL MARKET OB/XF VALUE			11,246
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			276,206
SOH/AGL Deduction			95,182
ASSESSED VALUE			181,024
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			129,613
TOTAL JUST VALUE			276,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,388

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						

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	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	UT	17.50	17.50	100	2004	2004	3	43	4,064	
4	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	100	2007	2007	3	100	2,400	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

LAND DESCRIPTION										TOTAL OB/XF														
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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							