

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

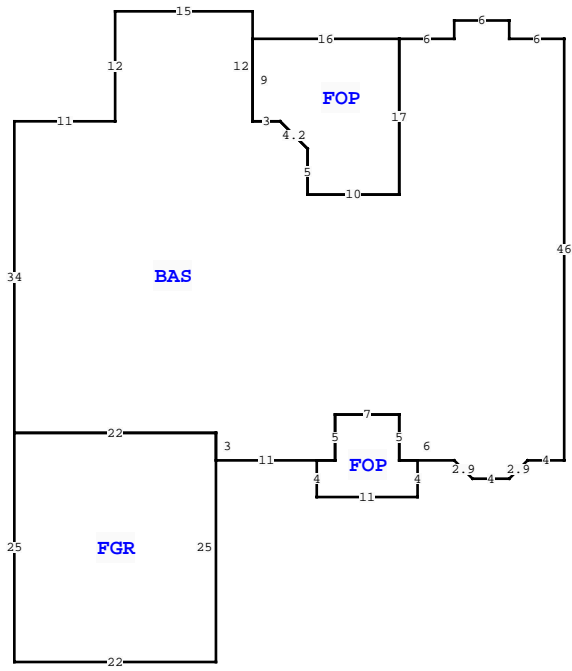
SHAW FRANCES/SHAW DONATHAN  
 308 SW CALLAWAY DR  
 LAKE CITY, FL 32024

2026

15-4S-16-03023-252

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,401	100	
FGR	550	55	
FOP	79	30	
FOP	229	30	
TOTALS	3,259		

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	136.96	382,940	2004	2004	20	0	21.00	59.00
1 SINGLE FAM 100% - 2012 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			225,935
TOTAL MARKET OB/XF VALUE			11,246
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			272,181
SOH/AGL Deduction			91,157
ASSESSED VALUE			181,024
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			129,613
TOTAL JUST VALUE			272,181
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	540.00	UT	17.50	17.50	100	2004	2004	3	43	4,064	
4	0169	FENCE/WOOD	0	100	0	320.00	UT	7.50	7.50	100	2007	2007	3	100	2,400	
5	0296	SHED METAL	0	100	0	1.00	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							

REVIEW DATE 03/20/2024 BY JS																								
Total Acres: 0.51					Total Land Value: 35,000					Market: 0					Agricultural: 0					Common: 35,000				
PRINTED 06/29/2026 BY SYS																								