LOT 53 CALLAWAY S/D PHASE 2.
WD 1070-476, WD 1231-1559,
WD 1280-1964, WD 1289-2167

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2027

15-4S-16-03023-253

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

290 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		0
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		19,000
SOH/AGL Deduction		399
ASSESSED VALUE		18,601
TOTAL EXEMPTION VALUE	03	18,601
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		19,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		19,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24836	SFR	574	08/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2167	2/23/2015	WD	U	V	18	6,785
GRANTOR: DAVID D & ANGELA B KI						
GRANTEE: COLUMBIA COUNTY, FL						
1280/1964	8/18/2014	WD	U	V	12	1,500
GRANTOR: THE CITZENS BANK						
GRANTEE: DAVID D & ANGELA B						

BUILDING NOTES

BUILDING DIMENSIONS

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	35,000.00	17,500.00	17,500							

REVIEW DATE 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/16/2026 BY SYS