LOT 54 CALLAWAY S/D PHASE 2.
WD 1022-2821, CWD 1026-1897,WD 1

THOMPSON JEFFERY A/THOMPSON SANDY L
270 SW CALLAWAY DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-254

BUILDING CHARACTERISTICS

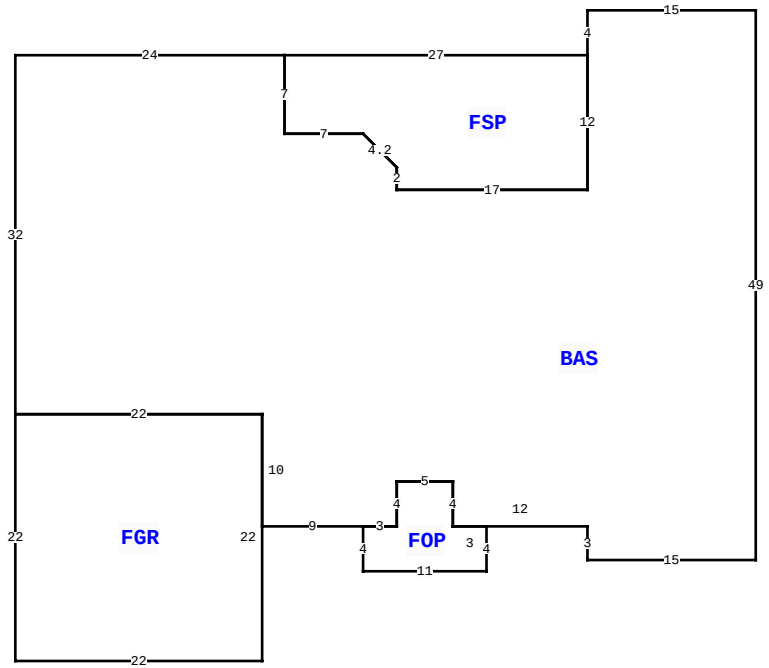
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,359	100		2,359	207,682
FGR	484	55		266	23,418
FOP	64	30		19	1,673
FSP	279	40		112	9,860
TOTALS	3,186			2,756	242,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,756	121.8140	134.00	369,304	2007	2007	10	0	0	24.30	65.70

1 SINGLE FAM 100% - 2008 Heated Area: 2359 HX Base Yr 2008



270 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,201.00	UT	3.00	3.00	100	2007	2007	3	100	3,603	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	100	1,800	
4	0169	FENCE/WOOD	0	100	0	0	260.00	UT	10.50	10.50	75	2014	2014	3	75	2,048	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,633
TOTAL MARKET OB/XF VALUE		18,651
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,284
SOH/AGL Deduction		73,818
ASSESSED VALUE		222,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,055
TOTAL JUST VALUE		296,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053967	Electrical Servic		09/02/2025
000050173	Roof Replacement	28,000	06/21/2024
000050168	Solar Power Syste	49,470	06/21/2024
38781	STORAGE	0	10/18/2019
24837	SFR	685	08/07/2006
22263	SFR	646	08/31/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/1143	11/27/2007	WD	Q	I		270,000
GRANTOR: CHRISMILL HOMES OF FL						
GRANTEE: JEFFERY A & SANDY L						
1070/0476	1/03/2006	WD	U	V	08	90,000
GRANTOR: DANIEL CRAPPS CALLAWA						
GRANTEE: CHRISMILL HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S4 FSP= W27 S7 E7 D3 R3 S2 E17 N12$ S12 W17 N2 L3 U3 W7 N7 W24 S32 FGR= S22 E22 N22 W22$ E22 S10 E9 FOP= S4 E11 N4 W3 N4 W5 S4 W3$ E3 N4 E5 S4 E12 S3 E15 N49$.

LAND DESCRIPTION

TOTAL OB/XF 18,651

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 11/18/2025 BY tommy Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS