

LOT 55 CALLAWAY S/D PHASE 2.  
 WD 1070-476, WD 1146-289,  
 WD 1243-1578, WD 1250-1712,

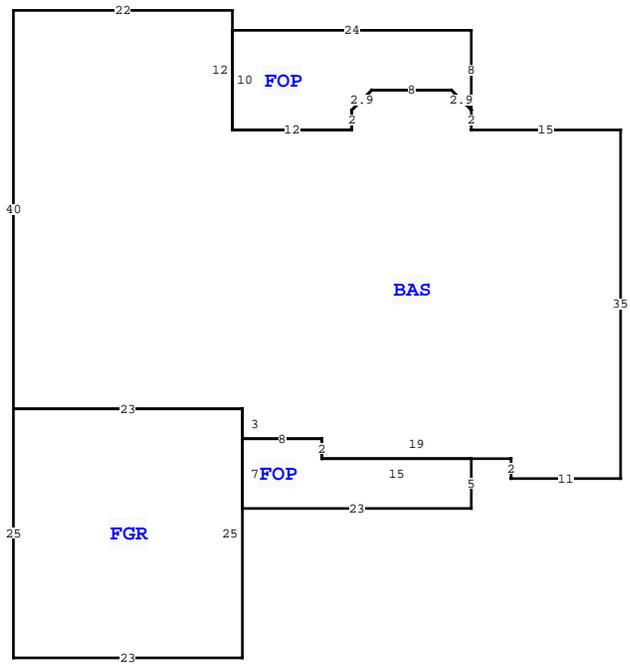
HAUCK EDWARD S/FARRIMOND DONNA J  
 254 SW CALLAWAY DR  
 LAKE CITY, FL 32024

**2026**

15-4S-16-03023-255  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
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
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	2,212	100	
FGR	575	55	
FOP	131	30	
FOP	196	30	
TOTALS	3,114		

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%	- 2020		Heated Area: 2212					HX Base Yr	2020



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		273,133	
TOTAL MARKET OB/XF VALUE		8,435	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		316,568	
SOH/AGL Deduction		95,293	
ASSESSED VALUE		221,275	
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE		164,864	
TOTAL JUST VALUE		316,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050833	Roof Replacement	53,152	09/16/2024
24838	SFR	675	08/07/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2379	1/16/2020	LE	U	I	14	100
GRANTOR: EDWARD S HAUCK & DONN						
GRANTEE: LYNN MARIE SIMBRAT						
1390/2099	7/31/2019	WD	Q	I	01	230,000
GRANTOR: RICHARD R II & STACIE						
GRANTEE: EDWARD S HAUCK & DO						

EXTRA FEATURES		254 SW CALLAWAY DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0166	CONC, PAVMT	3.00
3	0169	FENCE/WOOD	10.50

TOTAL OB/XF												8,435				
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,305.00	UT	3.00	3.00	100	2007	2007	3	100	3,915	
3	0169	FENCE/WOOD	0	100	0	320.00	UT	10.50	10.50	75	2014	2014	3	75	2,520	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 N2 FOP= N8 W24 S10 E12 N2 R2 U2 E8 D2 R2 \$ L2 U2 W8 D2 L2 S2 W12 N12 W22 S40 FGR= S25 E23 N25 W23\$ E23 S3 FOP= S7 E23 N5 W15 N2 W8\$ E8 S2 E19 S2 E11 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF		8,435																				
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							