

LOT 61 CALLAWAY S/D PHASE 3.
 WD 1015-2961, WD 1039-1872,
 DC 1070-159, WD 1145-1420,

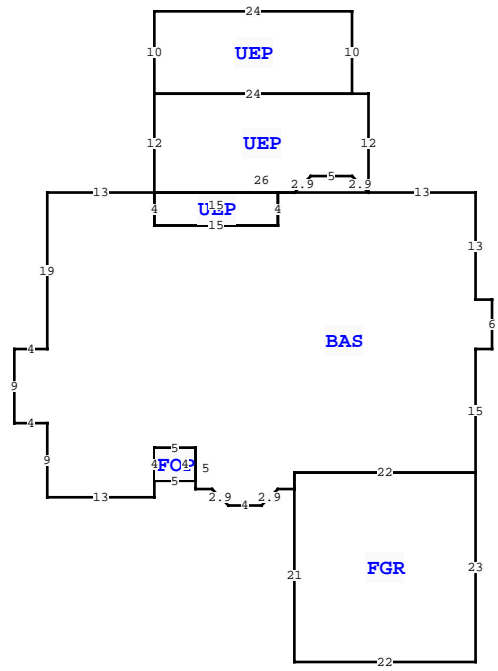
MORGAN ROBERT J
 144 SW STAFFORD CT
 LAKE CITY, FL 32024

2026

15-4S-16-03023-361


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 90			
Exterior Wall	19	COMMON BRK 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	15	HARDTILE 10			
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			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	06	06			
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	1,830	100		1,830	183,952
FGR	506	55		278	27,945
FOP	20	30		6	603
UEP	60	60		36	3,618
UEP	240	60		144	14,475
UEP	312	60		187	18,798
TOTALS	2,968			2,481	249,390

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,481	112.1904	125.65	311,738	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1830 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			249,390
TOTAL MARKET OB/XF VALUE			8,172
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			292,562
SOH/AGL Deduction			0
ASSESSED VALUE			292,562
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			292,562
TOTAL JUST VALUE			292,562
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22061	SFR	22,061	07/09/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1273/0369	4/21/2014	WD Q	Q	I	01	160,000
GRANTOR: DEBRA BEHRENWALD						
GRANTEE: ROBERT J MORGAN						
1145/1420	3/13/2008	WD Q	Q	I		200,000
GRANTOR: RANDOLPH						
GRANTEE: DEBRA BEHRENWALD						

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	0166	CONC, PAVMT	0	0	0	1,540.00	UT	2.00	2.00	100	2005	2005	3	100	3,080	
2	0169	FENCE/WOOD	0	0	0	154.00	UT	13.50	13.50	100	2007	2007	3	100	2,079	
3	0258	PATIO	0	0	25	575.00	UT	3.50	3.50	100	2007	2007	3	100	2,013	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
TOTALS														8,172		

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							