LOT 65 CALLAWAY S/D PHASE 3.
WD 1023-112. WD 1074-627.

BEATTY JEFFERY W/BEATTY KUMYO
101 SW STAFFORD CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-365

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

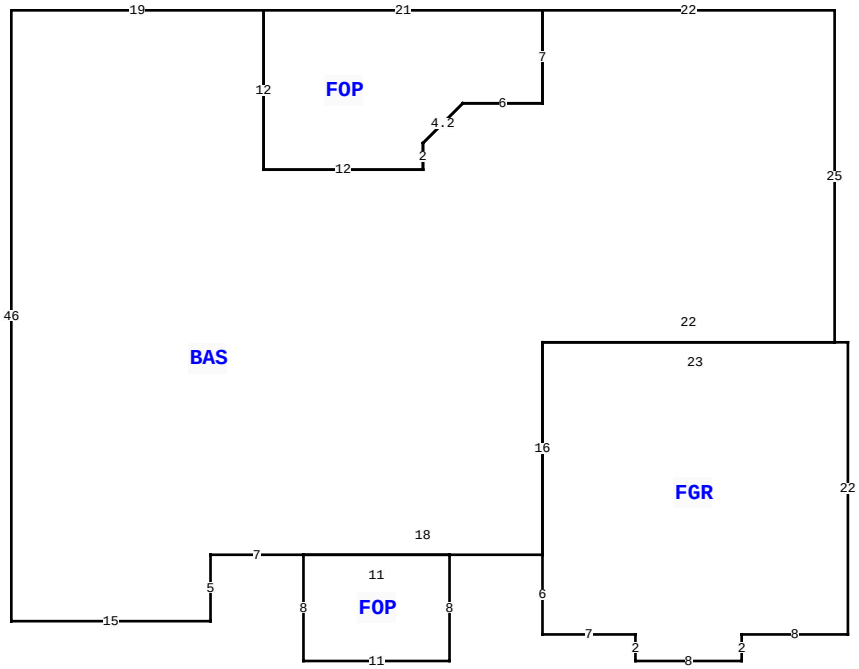
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100		2,054	218,607
FGR	522	55		287	30,545
FOP	88	30		26	2,767
FOP	212	30		64	6,812
TOTALS	2,876			2,431	258,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	127.1952	145.00	352,495	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2007 Heated Area: 2054 HX Base Yr 2007



101 SW STAFFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,731
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,679
SOH/AGL Deduction		99,718
ASSESSED VALUE		198,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,550
TOTAL JUST VALUE		298,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24137	SFR	633	02/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0627	2/09/2006	WD	Q	V	01	100
GRANTOR: JEFFERY W BEATTY						
GRANTEE: JEFFERY W BEATTY &						
1023/0112	8/06/2004	WD	Q	V		23,900
GRANTOR: CALLAWAY LAND TRUST D						
GRANTEE: JEFFERY W BEATTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W21 S12 E12 N2 R3 U3 E6 N7$ S7 W6 D3 L3 S2 W12 N12 W19 S46 E15 N5 E7 FOP= S8 E11 N8 W11$ E18 FGR= S6 E7 S2 E8 N2 E8 N22 W23 S16$ N16 E22 N25$.

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	0166	CONC,PAVMT	0	100	0	0	1,724.00	UT	2.00	2.00	100	2006	2006	3	100	3,448	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,948

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 06/21/2024 BY KS Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS