LOT 69 CALLAWAY S/D PHASE 3.
CWD 1012-2237, WD 1029-877,
WD 1180-1658, POA 1180-1659,

ELLIS MORGAN RENALD
157 SW STAFFORD COURT
LAKE CITY, FL 32025

**2027**

**15-4S-16-03023-369**

## BUILDING CHARACTERISTICS

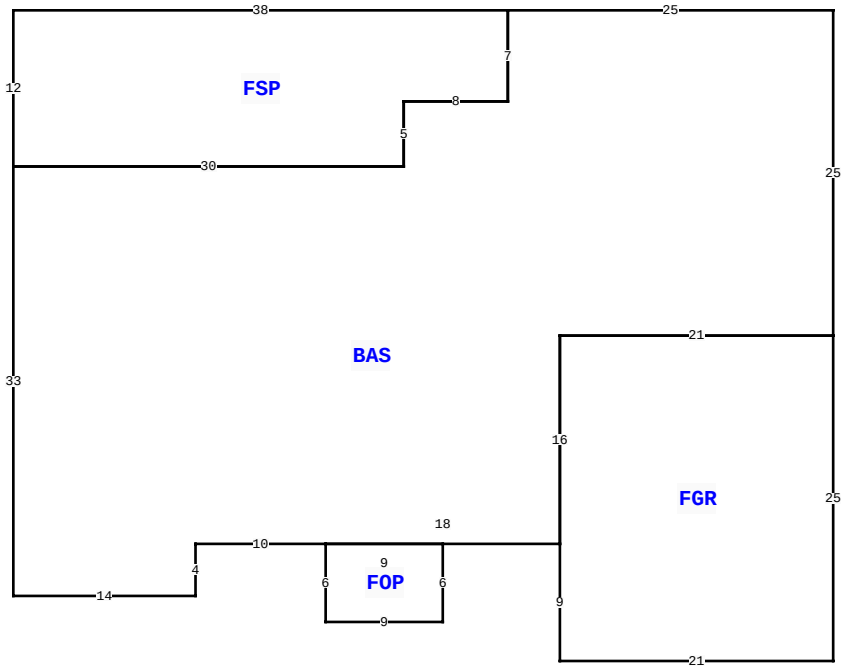
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,887 | 100 | | 1,887 | 196,046 |
| FGR | 525 | 55 | | 289 | 30,025 |
| FOP | 54 | 30 | | 16 | 1,662 |
| FSP | 416 | 40 | | 166 | 17,246 |
| TOTALS | 2,882 | | | 2,358 | 244,980 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,358 | 119.5502 | 131.51 | 310,101 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 1887 HX Base Yr 2012




157 SW STAFFORD CT, 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 895.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,790 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 1,600 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 244,980 |
| TOTAL MARKET OB/XF VALUE | | 4,590 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 284,570 |
| SOH/AGL Deduction | | 89,281 |
| ASSESSED VALUE | | 195,289 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 143,878 |
| TOTAL JUST VALUE | | 284,570 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 289,021 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21707 | SFR | 578 | 04/07/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1225/2200 | 11/29/2011 | WD | Q | I | 01 | 165,000 |
| GRANTOR: WILLIQM J & SHARON M | | | | | | |
| GRANTEE: RENALD MORGAN ELLIS | | | | | | |
| 1180/1658 | 9/08/2009 | WD | Q | I | 01 | 182,500 |
| GRANTOR: ROBERT L JR & NICOLE | | | | | | |
| GRANTEE: WILLIAM J & SHARON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FSP= W38 S12 E30 N5 E8 N7$ S7 W8 S5 W30 S33 E14 N4 E10FOP= S6 E9 N6 W9$ E18 FGR= S9 E21 N25 W21 S16 $ N16 E21 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 4,590

| 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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS