LOT 70 CALLAWAY S/D PHASE 3.

WD 1027-2043, WD 1050-760, WD 12

PAPHIDES MICHAEL BRIAN KYRIACOS/UMSTEAD RACHEL
175 SW STAFFORD CT
LAKE CITY, FL 32024

2027

15-4S-16-03023-370

BUILDING CHARACTERISTICS

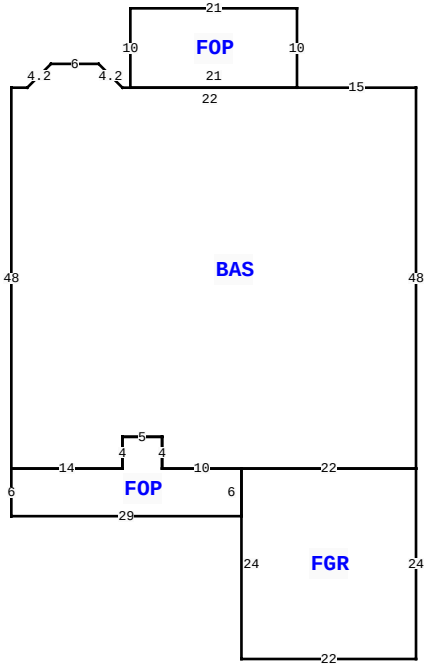
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 20
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	05
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	2,455	100		2,455	226,586
FGR	528	55		290	26,766
FOP	194	30		58	5,353
FOP	210	30		63	5,814
TOTALS	3,387			2,866	264,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,866	104.8800	115.37	330,650	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 2455 HX Base Yr 2022



175 SW STAFFORD CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,405.00	UT	2.00	2.00	100	2005	2005	3	100	2,810	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	900.00	900.00	100	2007	2007	3	100	900	
4	0280	POOL R/CON	0	100	12	31	372.00	UT	70.00	70.00	100	2018	2018	3	86	22,394	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,520
TOTAL MARKET OB/XF VALUE		27,304
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		326,824
SOH/AGL Deduction		7,586
ASSESSED VALUE		319,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,827
TOTAL JUST VALUE		326,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036605	Swimming Pool and		04/19/2018
36605	POOL	281	04/19/2018
22553	SFR	687	12/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2793	2/23/2021	WD	Q	I	01	313,000
GRANTOR: SUMMERS GREGORY L & A						
GRANTEE: PAPHIDES MICHAEL BR						
1293/0049	4/03/2015	WD	U	I	38	189,900
GRANTOR: RAYMOND A & MELISSA C						
GRANTEE: GREGORY L & ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W21 S10 E21$ W22 L3 U3 W6 D3 L3 W2 S48 FOP= S6 E29 N6 W10 N4 W5 S4 W14$ E14 N4 E5 S4 E10 FGR= S24 E22 N24 W22$ E22 N48$.

LAND DESCRIPTION

TOTAL OB/XF 27,304

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 03/23/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS