

LOT 89 CALLAWAY S/D PHASE 3.  
 WD 1013-99, WD 1031-2452,  
 WD 1169-2686, CT 1230-263,

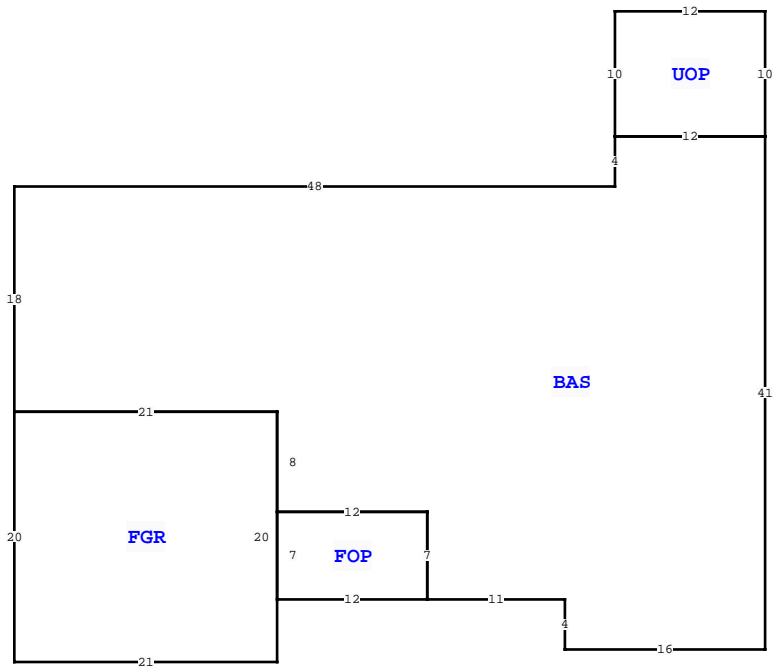
RUIZ JOSE E GONZALEZ/ANDINO IBIS B ORTIZ  
 366 SW WILSHIRE DR  
 LAKE CITY, FL 32024

2026

15-4S-16-03023-389

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
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	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
BAS	1,693	100	
FGR	420	55	
FOP	84	30	
UOP	120	20	
TOTALS	2,317		

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% - 2021			249,387	2004	2004	0	0	21.00	79.00
Heated Area: 1693 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			197,016
TOTAL MARKET OB/XF VALUE			4,686
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			236,702
SOH/AGL Deduction			59,312
ASSESSED VALUE			177,390
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			125,979
TOTAL JUST VALUE			236,702
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044776	Roof Replacement	12,500	06/23/2022
000041326	Solar Power Syste	25,432	02/15/2021
21757	SFR	501	04/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0128	9/04/2020	WD Q	Q	I	01	209,900
GRANTOR: JONATHAN & HOLLY FRAZ						
GRANTEE: JOSE E GONZALEZ RUI						
1241/1928	9/17/2012	WD U	U	I	12	106,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JONATHAN S & HOLLY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004
2	0166	CONC, PAVMT	0	100	0	1,124.00	UT	1.50	1.50	100	2004
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2007

TOTAL OB/XF											
4,686											

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
 BAS= W48 S18 FGR= S20 E21 N20 W21\$ E21 S8 FOP= S7 E12 N7 W12\$ E12 S7 E11 S4 E16 N41 UOP= N10 W12 S10 E12\$ W12 S4\$.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00