

LOT 93 CALLAWAY S/D PHASE 3.  
 WD 1040-281, WD 1150-1884,  
 POA 1150-1885, WD 1254-960,

PATEL PRAVIN J  
 371 SW WILSHIRE DRIVE  
 LAKE CITY, FL 32024

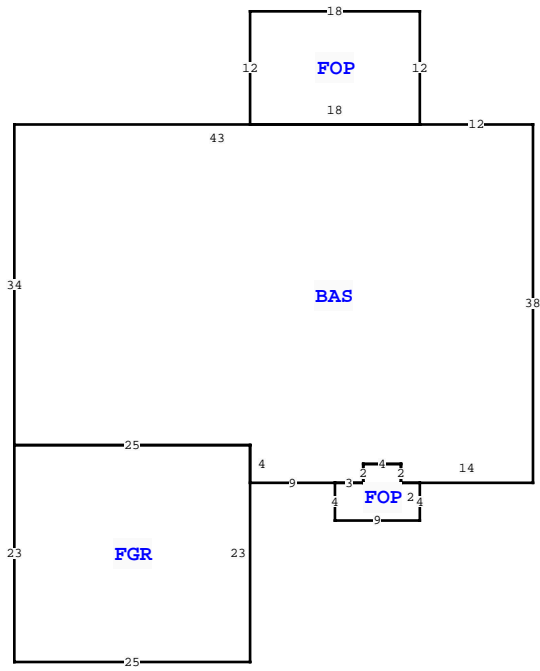
2026

15-4S-16-03023-393



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Architectural	05	CONV	100
Units		0	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	1,982	100	
FGR	575	55	
FOP	44	30	
FOP	216	30	
TOTALS	2,817		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0										Heated Area: 1982 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			238,651
TOTAL MARKET OB/XF VALUE			3,893
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			277,544
SOH/AGL Deduction			0
ASSESSED VALUE			277,544
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			277,544
TOTAL JUST VALUE			277,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047869	Roof Replacement	17,850	08/10/2023
23781	SFR	591	10/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0532	10/21/2016	WD	Q	I	01	190,000
GRANTOR: DENNIS & DEBORAH O'HE						
GRANTEE: PRAVIN J PATEL						
1254/0960	5/08/2013	WD	Q	I	01	175,000
GRANTOR: DENNIS & DOROTHY FRAZ						
GRANTEE: DENNIS & DEBORAH O'						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC,PAVMT	0	0	0	1,536.00	UT	1.50	1.50	2,304
2	0169	FENCE/WOOD	0	0	0	205.00	UT	7.75	7.75	1,589

TOTAL OB/XF														3,893
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
			04/14/2026			MLU								

BUILDING NOTES									
BAS= W12 FOP= N12 W18 S12 E18\$ W43 S34 FGR= S23 E25 N23 W25\$ E25 S4 E9 FOP= S4 E9 N4 W2 N2 W4 S2 W3\$ E3 N2 E4 S2 E14 N38\$.									

BUILDING DIMENSIONS									
BAS= W12 FOP= N12 W18 S12 E18\$ W43 S34 FGR= S23 E25 N23 W25\$ E25 S4 E9 FOP= S4 E9 N4 W2 N2 W4 S2 W3\$ E3 N2 E4 S2 E14 N38\$.									

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							