

LOT 101 CALLAWAY S/D PHASE 3.  
 WD 1025-510, WD 1052-2485.  
 POA 1071-2342.

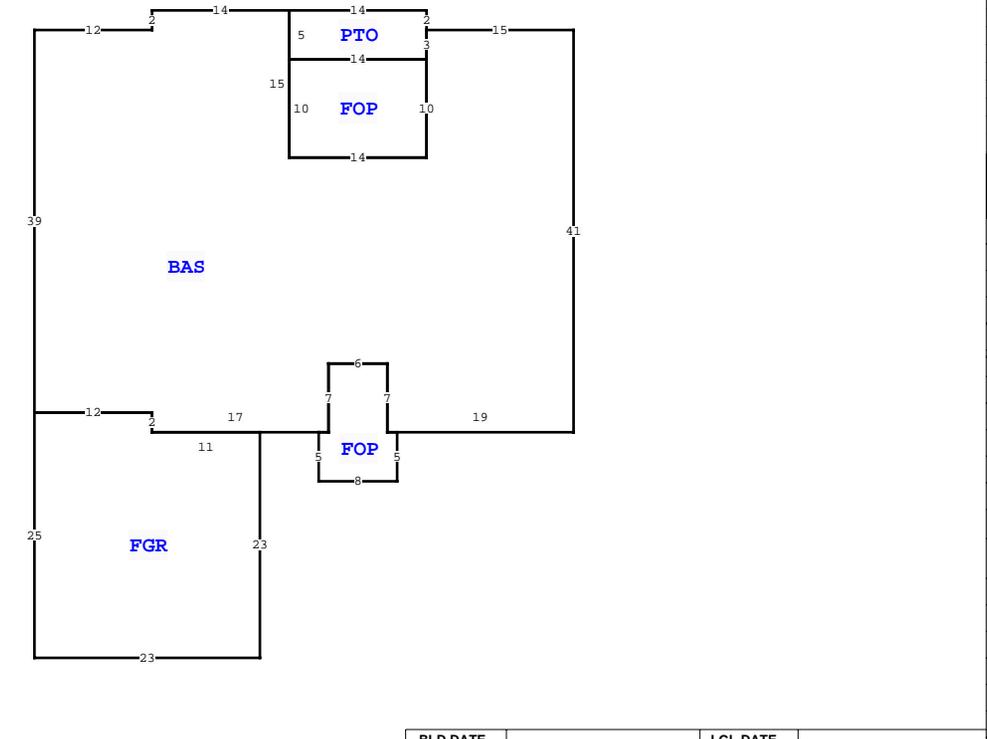
HOLLAND KEVIN C/HOLLAND DEBRA A  
 250 SW PHEASANT WAY  
 LAKE CITY, FL 32024

2026

15-4S-16-03023-401

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,410	117.4635	133.91	322,723	2005	2005	0	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2006 Heated Area: 2035 HX Base Yr 2006														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100		2,035	218,006
FGR	553	55		304	32,567
FOP	82	30		25	2,678
FOP	140	30		42	4,499
PTO	70	5		4	429
<b>TOTALS</b>	<b>2,880</b>			<b>2,410</b>	<b>258,178</b>

EXTRA FEATURES																
L N	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	1,521.00	UT	2.50	2.50	100	2005	2005	3	100	3,803	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		258,178	
TOTAL MARKET OB/XF VALUE		3,803	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		296,981	
SOH/AGL Deduction		107,358	
ASSESSED VALUE		189,623	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		138,212	
TOTAL JUST VALUE		296,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049087	Roof Replacement	26,400	01/25/2024
22696	SFR	602	01/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1052/2485	7/19/2005	WD	Q	I		214,900
GRANTOR: CLYATT & HOWARD JR						
GRANTEE: KEVIN C & DEBRA A H						
1025/0510	9/02/2004	WD	Q	V		23,400
GRANTOR: CALLAWAY LAND TRUST						
GRANTEE: CLYATT & HOWARD JR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 PTO= N2 W14 S5 E14 N3\$ S3 FOP= W14 S10 E14 N10\$ S10 W14 N15 W14 S2 W12 S39 FGR= S25 E23 N23 W11 N2 W12\$ E12 S2 E17 FOP= S5 E8 N5 W1 N7 W6 S7 W1\$ E1 N7 E6 S7 E19 N41\$.													

TOTAL OB/XF													
3,803													