

COMM NW COR OF NE1/4 OF NE1/4,  
E 30.5 FT TO E R/W OF SW  
CALLAHAN AVE, S ALONG R/W

COLUMBIA COUNTY, FLORIDA  
P O BOX 1529  
LAKE CITY, FL 32056

2026

15-4S-16-03024-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	8600 COUNTY IMP		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,300	100	
FCP	384	25	
FOP	168	30	
UST	240	45	
TOTALS	2,092		
			1,554
			107,081

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: 1300 HX Base Yr	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		107,081		
TOTAL MARKET OB/XF VALUE		698		
TOTAL LAND VALUE - MARKET		9,150		
TOTAL MARKET VALUE		116,929		
SOH/AGL Deduction		142		
ASSESSED VALUE		116,787		
TOTAL EXEMPTION VALUE	03	116,787		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		116,929		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		116,929		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0120	6/16/2017	WD	U	I	18	0
GRANTOR: KENNETH CALLAHAN & RH						
GRANTEE: COLUMBIA COUNTY, FL						
1271/1508	3/25/2014	PB	U	I	18	100
GRANTOR: CLERK OF COURT ( HOWA						
GRANTEE: KENNETH CALLAHAN AS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W50 FCP= W24 S16 E24 N16\$ S16 UST= W24 S10 E24 N10\$ S10 FOP= S8 E21 N8 W21\$ E50N26\$.	

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	0120	CLFENCE	4	0	0	0	0		310.00	UT	4.50				698	

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		A-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	7,500.00	7,500.00	9,150							