COMM NE COR OF SEC, RUN W 718.77
S 125.08 FT, W 585.42 FT TO E RW
ALONG E R/W 125.32 FT, E 577.74

CALLAHAN CONNIE E
209 SW CALLAHAN AVE
LAKE CITY, FL 32024

**2027**

**15-4S-16-03024-006**

## BUILDING CHARACTERISTICS

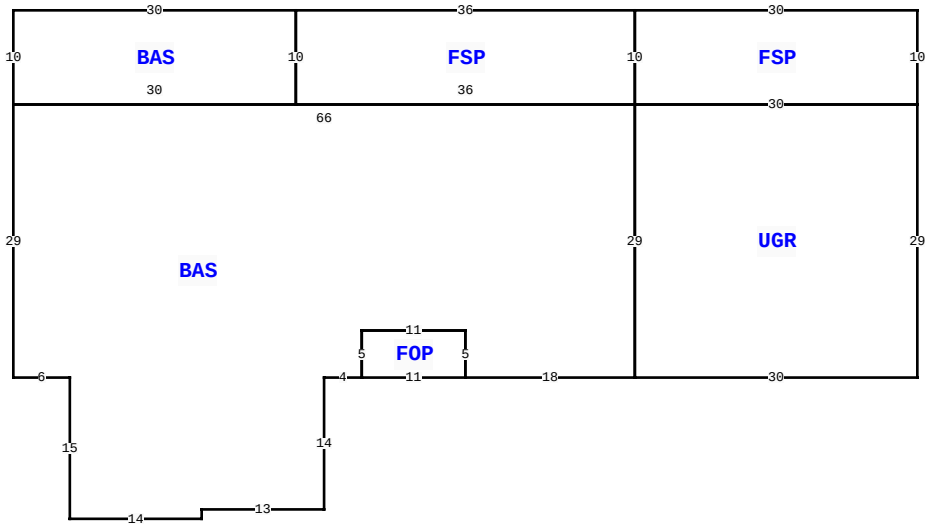
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0201 | MODULAR HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 300 | 100 | | 300 | 16,099 |
| BAS | 2,251 | 100 | | 2,251 | 120,797 |
| FOP | 55 | 30 | | 16 | 859 |
| FSP | 300 | 40 | | 120 | 6,439 |
| FSP | 360 | 40 | | 144 | 7,728 |
| UGR | 870 | 45 | | 392 | 21,036 |
| TOTALS | 4,136 | | | 3,223 | 172,957 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 01 | 3,223 | 103.8000 | 97.57 | 314,468 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MODULAR 1 100% - 2008 Heated Area: 2551 HX Base Yr 2008




209 SW CALLAHAN AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,800 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 11 | 27 | 297.00 | UT | 70.00 | 70.00 | 100 | 2016 | 2016 | 3 | 82 | 17,048 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 23 | 37 | 851.00 | UT | 15.00 | 15.00 | 100 | 2016 | 2016 | 3 | 52 | 6,638 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 172,957 |
| TOTAL MARKET OB/XF VALUE | 26,686 |
| TOTAL LAND VALUE - MARKET | 18,980 |
| TOTAL MARKET VALUE | 218,623 |
| SOH/AGL Deduction | 21,074 |
| ASSESSED VALUE | 197,549 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 146,138 |
| TOTAL JUST VALUE | 218,623 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 218,623 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055241 | Generator | | 03/17/2026 |
| 000049496 | Solar Power Syste | 5,784 | 03/25/2024 |
| 34694 | POOL ENCL | 85 | 11/28/2016 |
| 26471 | GARAGE | 295 | 12/04/2007 |
| 25470 | SFR | 275 | 01/26/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1580/1901 | 10/21/2026 | QC | U | I | 11 | 100 |
| GRANTOR: CALLAHAN KENNETH H | | | | | | |
| GRANTEE: CALLAHAN CONNIE E | | | | | | |
| 1578/91 | 9/23/2026 | QC | U | I | 11 | 100 |
| GRANTOR: CALLAHAN KENNETH H | | | | | | |
| GRANTEE: CALLAHAN CONNIE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S29 E6 S15 E14 N1 E13 N14 E4 FOP= E11 N5 W11 S5$ N5 E11 S5 E18 UGR= E30 N29 W30 S29$ N29$ FSP= E30 N10 W30 FSP= W36 BAS= W30 S10 E30 N10$ S10 E36 N10$ S10$.

## LAND DESCRIPTION

TOTAL OB/XF 26,686

| 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 | 0201 | C | MOD HOME | 100 | | A-1 | 0.00 | 0.00 | 1.46 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 18,980 | | | | | | | |

REVIEW DATE 06/26/2024 BY KS Total Acres: 1.46 Total Land Value: 18,980 Market: 0 Agricultural: 0 Common: 18,980 PRINTED 11/17/2026 BY SYS