

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 KENNETH H/CALLAHAN CONNIE E
209 SW CALLAHAN AVE
LAKE CITY, FL 32024

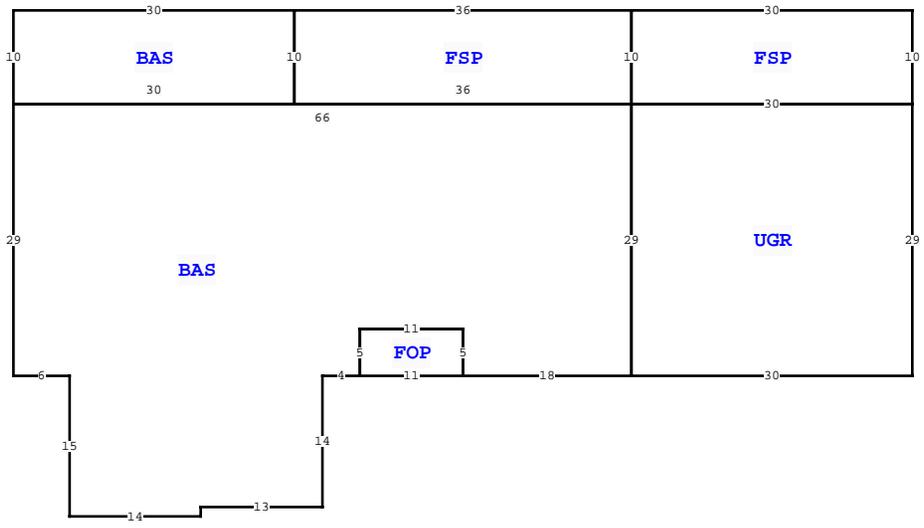
2026

15-4S-16-03024-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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	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
BAS	300	100	
BAS	2,251	100	
FOP	55	30	
FSP	300	40	
FSP	360	40	
UGR	870	45	
TOTALS	4,136		

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	98.61	317,820	2007	2007	0	0	45.00	55.00
1 MODULAR 1 100% - 2008 Heated Area: 2551 HX Base Yr 2008											



EXTRA FEATURES		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	OB/XF MKT VALUE
1	0166	CONC, PAVMT	1,200
2	0060	CARPORT F	1,800
3	0280	POOL R/CON	17,048
4	0282	POOL ENCL	6,638

TOTAL OB/XF																
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	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0280	POOL R/CON	0	100	11	27	UT	70.00	70.00	100	2016	2016	3	82	17,048	
4	0282	POOL ENCL	0	100	23	37	UT	15.00	15.00	100	2016	2016	3	52	6,638	
TOTAL OB/XF 26,686																

LAND DESCRIPTION		TOTAL OB/XF 26,686																						
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	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							

LAND DESCRIPTION		TOTAL OB/XF 26,686																						
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	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
Tax Group: 3	Standard		
BUILDING MARKET VALUE	174,801		
TOTAL MARKET OB/XF VALUE	26,686		
TOTAL LAND VALUE - MARKET	18,980		
TOTAL MARKET VALUE	220,467		
SOH/AGL Deduction	28,672		
ASSESSED VALUE	191,795		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	140,384		
TOTAL JUST VALUE	220,467		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	225,242		

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
1119/2507	5/19/2007	WD Q	Q	I	01	100

GRANTOR: HOWARD J CALLAHAN
GRANTEE: KENNETH H & CONNIE
1091/0147 7/28/2006 WD Q I 01 100
GRANTOR: JUANITA CALLAHAN & HO
GRANTEE: KENNETH H & CONNIE

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\$.	