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

2027

15-4S-16-03024-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

209 SW CALLAHAN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,732
TOTAL MARKET VALUE		9,732
SOH/AGL Deduction		0
ASSESSED VALUE		9,732
TOTAL EXEMPTION VALUE	03	9,732
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0123	6/16/2017	WD	U	V	18	0
GRANTOR: KENNETH CALLAHAN & CO						
GRANTEE: COLUMBIA COUNTY, FL						
1339/0120	6/16/2017	WD	U	V	18	0
GRANTOR: KENNETH CALLAHAN & RH						
GRANTEE: COLUMBIA COUNTY, FL						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	9601	C	RETENTION AR	0		A-1	0.00	0.00	4.58	AC		1.00	1.00	0.25	8,500.00	2,125.00	9,732							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 4.58 Total Land Value: 9,732 Market: 0 Agricultural: 0 Common: 9,732 PRINTED 11/17/2026 BY SYS