

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-16-03024-007


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																						VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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																																																								
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										209 SW CALLAHAN AVE, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/10/2025 MLU AG DATE																																																										
EXTRA FEATURES																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1339/0123</td> <td>6/16/2017</td> <td>WD</td> <td>U</td> <td>V</td> <td>18</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: KENNETH CALLAHAN & CO</td> </tr> <tr> <td colspan="7">GRANTEE: COLUMBIA COUNTY, FL</td> </tr> <tr> <td>1339/0120</td> <td>6/16/2017</td> <td>WD</td> <td>U</td> <td>V</td> <td>18</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: KENNETH CALLAHAN & RH</td> </tr> <tr> <td colspan="7">GRANTEE: COLUMBIA COUNTY, FL</td> </tr> </tbody> </table>										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						
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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	BUILDING NOTES BUILDING DIMENSIONS																																																													
LAND DESCRIPTION										TOTAL OB/XF 0																																																																				
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	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 06/08/2026 BY SYS																																																																														