TRACT 4 GREAT SOUTH TIMBER S/D U
OF SEC, RUN W 1305.14 FT TO E R/
1108.23 FT FOR POB, CONT N ALONG

CALLOWAY JAMES B/CALLOWAY CHYLEI M
589 SW HILLCREST ST
LAKE CITY, FL 32025

2026

24-5S-16-03707-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

613 SW SHEPPARD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	121,000
TOTAL MARKET VALUE	129,500
SOH/AGL Deduction	5,200
ASSESSED VALUE	124,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,300
TOTAL JUST VALUE	129,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,000

SALE:1:1: TRACT 24 GREAT SOUTH TIMBER 14.33 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1486/1434	3/08/2023	WD	Q	I	01	120,000
GRANTOR: GRISALES ALBERTO						
GRANTEE: CALLOWAY JAMES B						
1422/0741	10/16/2020	WD	Q	V	01	84,000
GRANTOR: CHARLES R DOUBERLY						
GRANTEE: ALBERTO GRISALES						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	121,000							

REVIEW DATE 03/05/2026 BY KS Total Acres: 11.00 Total Land Value: 121,000 Market: 0 Agricultural: 0 Common: 121,000 PRINTED 05/12/2026 BY SYS