COMM NW COR,RUN E 529 FT, S
215.44 FT, E 879.09 FT FOR
POB, E 170 FT, S 172.5 FT, W

MCCALL KENNETH A & ANN D/MCCALL ANN D
P O BOX 1021
LAKE CITY, FL 32056

**2026**

**25-4S-16-03153-023**

## BUILDING CHARACTERISTICS

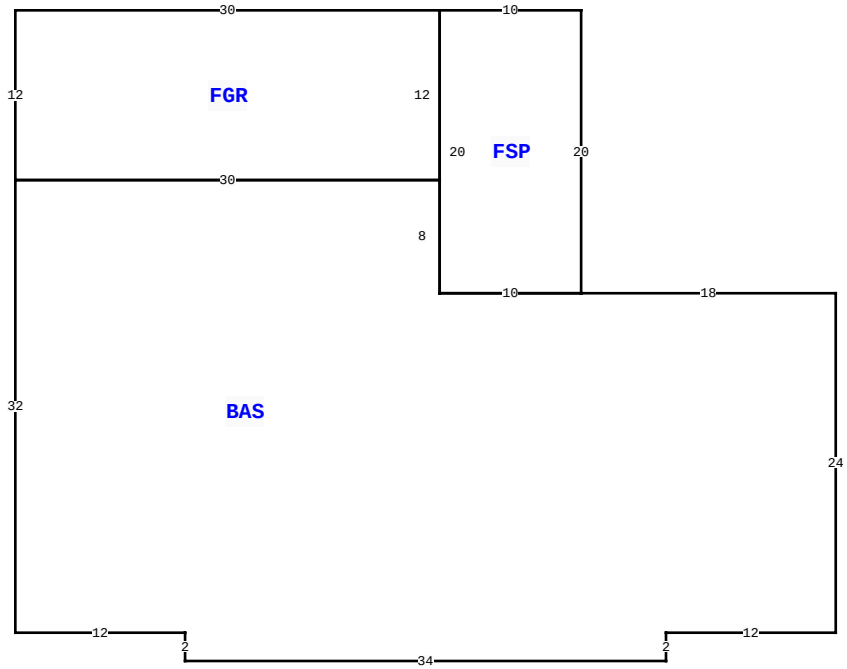
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 25416.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,700 | 100 | | 1,700 | 122,685 |
| FGR | 360 | 55 | | 198 | 14,289 |
| FSP | 200 | 40 | | 80 | 5,774 |
| TOTALS | 2,260 | | | 1,978 | 142,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,978 | 111.0650 | 126.61 | 250,435 | 1978 | 1978 | 8 | 0 | 0 | 35.00 | 57.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1700 HX Base Yr




224 SW SHANNON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 142,748 |
| TOTAL MARKET OB/XF VALUE | | 13,198 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 180,946 |
| SOH/AGL Deduction | | 79,858 |
| ASSESSED VALUE | | 101,088 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 49,677 |
| TOTAL JUST VALUE | | 180,946 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 176,243 |

LAND:1:1: 0.67 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049135 | Electrical Servic | 0 | 02/01/2024 |
| 30420 | MAINT/ALTR | 40 | 08/27/2012 |
| 26987 | MAINT/ALTR | 40 | 05/08/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 FSP= N20 W10 S20 E10$ W10 N8 FGR= N12 W30 S12 E30$ W 30 S32 E12 S2 E34 N2 E12 N24 $.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1978 | 1978 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,429.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 2,858 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 20 | 240.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,800 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 8 | 96.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 720 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 6 | 96.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 720 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |
| 7 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,198

| 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 | 0100 | C | SFR | 100 | | RSF- | 173.00 | 170.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

REVIEW DATE 02/20/2024 BY TW Total Acres: 0.68 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/08/2026 BY SYS