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

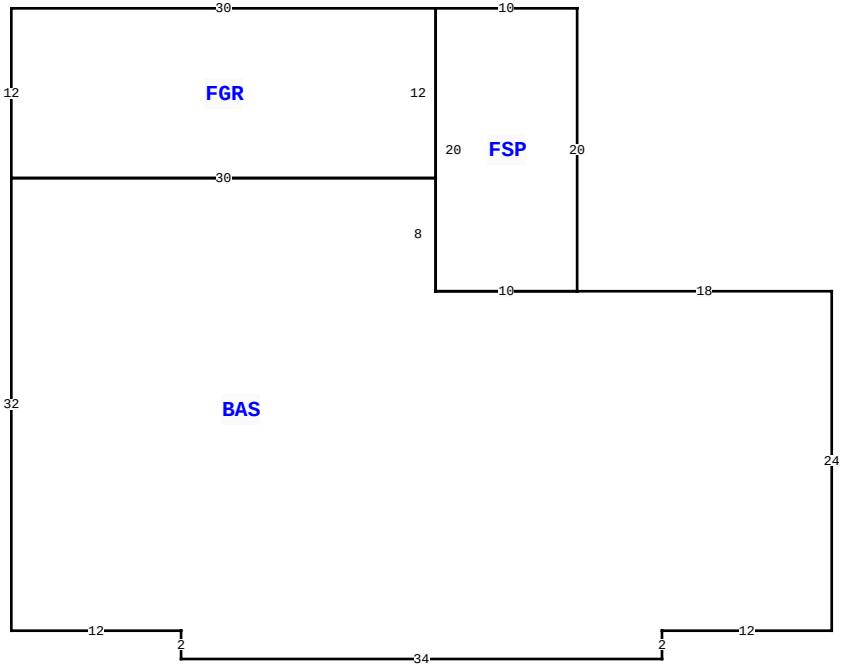
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	120,534
FGR	360	55		198	14,039
FSP	200	40		80	5,672
TOTALS	2,260			1,978	140,245

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	124.39	246,043	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,245
TOTAL MARKET OB/XF VALUE		13,198
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		178,443
SOH/AGL Deduction		77,355
ASSESSED VALUE		101,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,677
TOTAL JUST VALUE		178,443
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 $.

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-1	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 06/23/2026 BY SYS