NW DIV: LOT 3 BLOCK C NORTHSIDE

SHAW DONATHAN W/SHAW FRANCES M
308 SW CALLAWAY DR
LAKE CITY, FL 32024

**2026**

**30-3S-17-11702-013**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

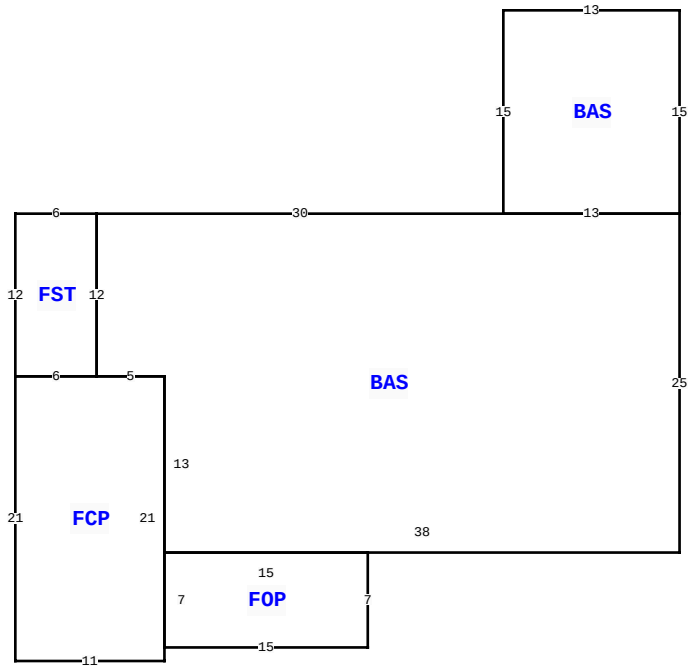
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 60 |
| Exterior Wall | 08 | WD OR PLY 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 07 |
| NEIGHBORHOOD/LOC | 30317.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 195 | 100 | | 195 | 12,911 |
| BAS | 1,010 | 100 | | 1,010 | 66,871 |
| FCP | 231 | 25 | | 58 | 3,840 |
| FOP | 105 | 30 | | 32 | 2,119 |
| FST | 72 | 55 | | 40 | 2,648 |
| TOTALS | 1,613 | | | 1,335 | 88,389 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,335 | 105.6000 | 120.38 | 160,707 | 1975 | 1975 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1205 HX Base Yr




857 NW LAKE JEFFERY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 88,389 |
| TOTAL MARKET OB/XF VALUE | 900 |
| TOTAL LAND VALUE - MARKET | 4,746 |
| TOTAL MARKET VALUE | 94,035 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 94,035 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,035 |
| TOTAL JUST VALUE | 94,035 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 92,486 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0579/0695 | 12/01/1985 | WD | Q | I | | 30,900 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0549/0484 | 9/01/1984 | QC | Q | I | 01 | 14,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 FST= W6 S12 E6 N12$S12 FCP= W6 S21 E11 N21 W5$ E5 S13 FOP= S7 E15 N7 W15$ E38 N25 BAS= N15 W13 S15 E13$W13$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 50 | 1993 | 1993 | 3 | 50 | 500 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 900

| 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 | 0 | | | 0.00 | 0.00 | 7,593.00 | SF | | 1.00 | 1.00 | 1.25 | 0.50 | 0.63 | 4,746 | | | | | | | |

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.17 Total Land Value: 4,746 Market: 0 Agricultural: 0 Common: 4,746 PRINTED 05/08/2026 BY SYS