LOT 24 HILLS AT ROSE CREEK S/D P
WD 1025-237, WD 1054-977, WD 142

CALVERLEY DAVID EDWARD/CALVERLEY MARTHA YANETH
403 SW OAK WAY
LAKE CITY, FL 32025

2027

32-4S-17-09116-124

BUILDING CHARACTERISTICS

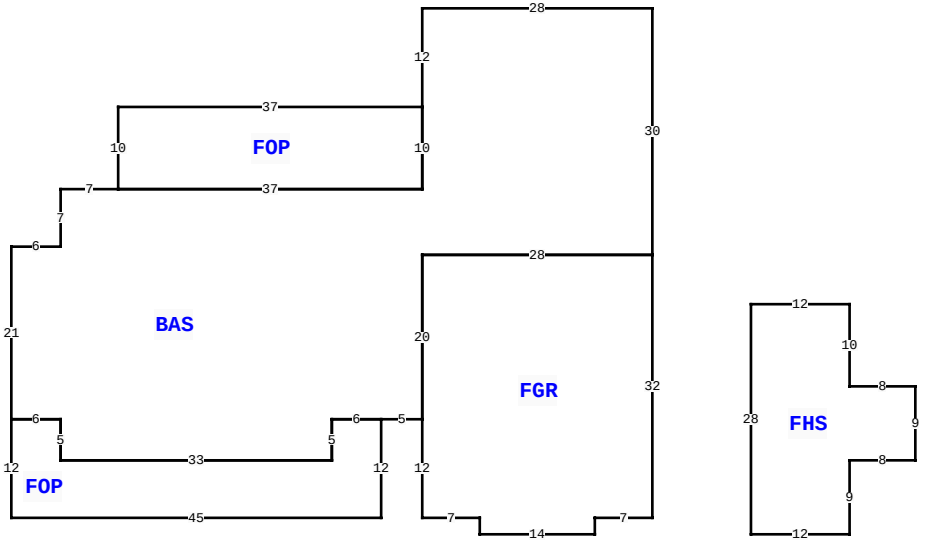
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,363	100		2,363	315,908
FGR	924	55		508	67,914
FHS	408	60		245	32,754
FOP	370	30		111	14,840
FOP	375	30		112	14,973
TOTALS	4,440			3,339	446,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,339	126.5996	139.26	464,989	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2771 HX Base Yr 2022



403 SW OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	100	0	0	2,160.00	UT	3.00	3.00	100	2022	2021		100	6,480	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2022	2021		93	21,874	
4	0166	CONC,PAVMT	0	100	0	0	880.00	UT	3.00	3.00	100	2023	2022		100	2,640	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	446,389
TOTAL MARKET OB/XF VALUE	32,194
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	543,583
SOH/AGL Deduction	94,000
ASSESSED VALUE	449,583
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	398,172
TOTAL JUST VALUE	543,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045540	Solar Power Syste	56,546	09/22/2022
000042837	Swimming Pool and	45,000	09/27/2021
000041364	New Residential C	200,000	02/19/2021
41364	SFR		02/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1645	10/21/2020	WD	Q	V	01	45,000
GRANTOR: GARY A & APRIL W NIXO						
GRANTEE: DAVID EDWARD & MART						
1054/0977	7/29/2005	WD	U	V	09	95,000
GRANTOR: LANGMAN						
GRANTEE: NIXON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,10] S21 E6 S5 E33 N5 E6 E5 N20 E28 N30 W28 S12 S10 W37 W7 S7 W6 $
FGR=[ORIG=100,11] S20 S12 E7 S2 E14 N2 E7 N32 W28 $
FOP=[ORIG=50,31] S12 E45 N12 W6 S5 W33 N5 W6 $
FOP=[ORIG=63,-7] S10 E37 N10 W37 $
FHS=[ORIG=140,17] S28 E12 N9 E8 N9 W8 N10 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,194

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/28/2022 BY HC Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS