SE1/4 OF SW1/4 OF SW1/4 & E1/2 O
OF SW1/4 EX COMM SW COR OF SEC,
POB, CONT E 209.49 FT, N 16 DEG

CALLOWAY ANDREW DARYL
203 SE APRIL LN
LAKE CITY, FL 32025

2027

35-4S-17-09030-024

BUILDING CHARACTERISTICS

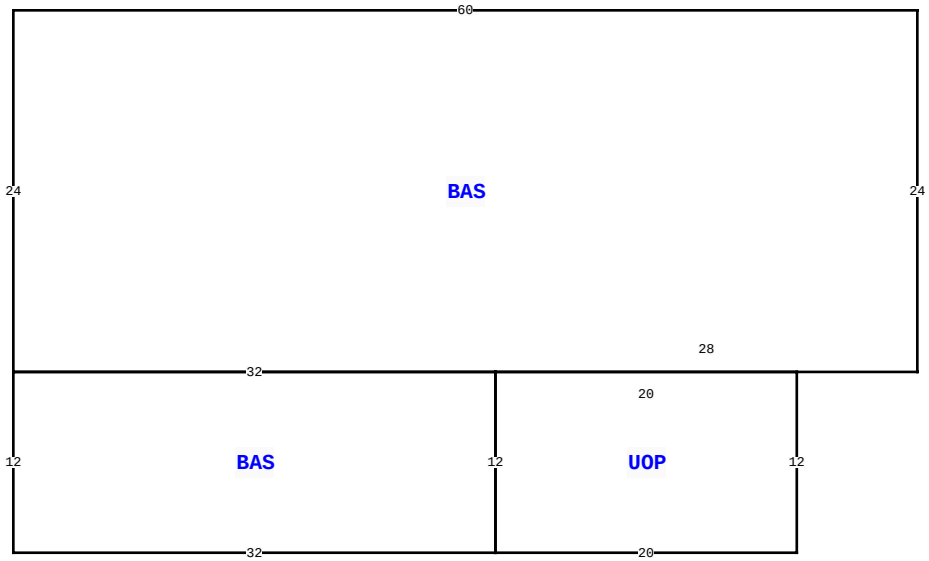
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	7,124
BAS	1,440	100		1,440	26,715
UOP	240	25		60	1,113
TOTALS	2,064			1,884	34,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,884	84.3300	46.38	87,380	1972	1972	0	0	0	60.00	40.00

1 MH/NOTITLE 0% - 2026 Heated Area: 1824 HX Base Yr



183 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,952
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	9,153
TOTAL MARKET VALUE	52,805
SOH/AGL Deduction	0
ASSESSED VALUE	52,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,805
TOTAL JUST VALUE	52,805
NCON VALUE	500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,452

XFOB:1:1: SUMMERHILL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27129	M H	493	06/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2456	5/20/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CALLO						
GRANTEE: CALLOWAY ANDREW DAR						
1533/2488	2/21/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CALLO						
GRANTEE: CALLOWAY JIM DARYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 BAS= S12 E32 N12 W32$ E32 UOP= S12 E20 N12W20$ E28 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.13	AC		1.00	1.00	0.90	9,000.00	8,100.00	9,153							

REVIEW DATE 09/22/2026 BY AJ Total Acres: 1.13 Total Land Value: 9,153 Market: 0 Agricultural: 0 Common: 9,153 PRINTED 11/16/2026 BY SYS