LOT 79 CALLAWAY S/D PHASE 3.
WD 1040-297, WD 1060-193,

LUSSIER JENNIFER C/LUSSIER TODD
176 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-379

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

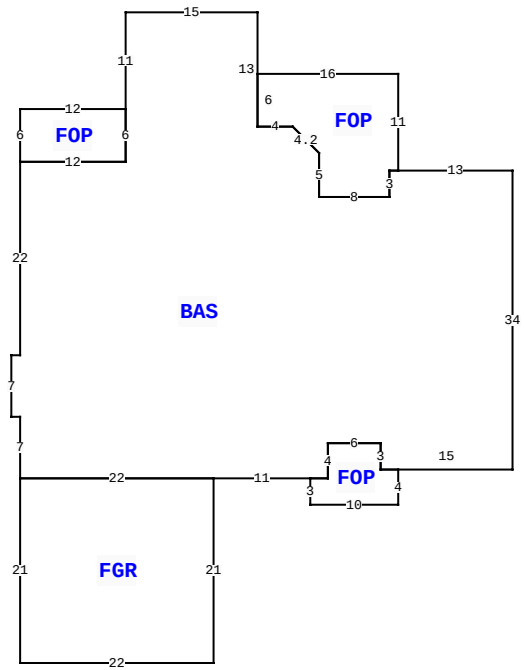
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100		2,217	253,239
FGR	462	55		254	29,013
FOP	56	30		17	1,942
FOP	72	30		22	2,513
FOP	170	30		51	5,826
TOTALS	2,977			2,561	292,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	125.9104	141.02	361,152	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2015 Heated Area: 2217 HX Base Yr 2015



176 SW WILSHIRE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,533
TOTAL MARKET OB/XF VALUE		6,365
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,898
SOH/AGL Deduction		112,507
ASSESSED VALUE		221,391
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,669
TOTAL JUST VALUE		333,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23760	SFR	643	10/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1283/2578	10/30/2014	WD	Q	I	01	201,500
GRANTOR: IVANIA DEL POZO & LEO						
GRANTEE: JENNIFER C & TODD L						
1082/2698	5/04/2006	WD	Q	I		269,900
GRANTOR: CADY HOMES & ASSOCIAT						
GRANTEE: IVANIA DEL POZO & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N11 W16 S6 E4 D3 R3 S5 E8 N3 E1$ W1 S3 W8 N5 L3 U3 W4 N13 W15 S11 FOP= W12 S6 E12 N6$ S6 W12 S22 W1 S7 E1 S7 FGR= S21 E22 N21 W22$ E22 E11 FOP= S3 E10 N4 W2 N3 W6 S4 W2$ E2 N4 E6 S3 E15 N34$.

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	1,746.00	UT	2.50	2.50	100	2006	2006	3	100	4,365	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,365

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS