

LOT 81 CALLAWAY S/D PHASE 3.
WD 1011-1614, WD 1035-1290.
WD 1198-1731

VALIDO LOURDES
212 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-381



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	14	CARPET 30
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	06	06
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	1,537	100		1,537	159,926
FGR	373	55		205	21,331
FOP	115	30		34	3,538
FOP	120	30		36	3,746
TOTALS	2,145			1,812	188,541

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W		
1	0190	FPLC PF		0	100	0	0		
2	0166	CONC, PAVMT		0	100	0	0		
3	0169	FENCE/WOOD		0	100	0	0		
4	0296	SHED METAL		0	100	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 06/21/2024 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,812	117.6000	131.71	238,659	2004	2004	0	0	0	21.00	79.00
1 SINGLE FAM 100% - 2011 Heated Area: 1537 HX Base Yr 2011												
The site map shows a property layout with three distinct areas: FOP (Front Office Plaza) at the top left, BAS (Back Office Area) in the center, and FGR (Front Garden Room) at the bottom right. The boundaries are defined by a series of lines with dimensions. The FOP area is a rectangle with a width of 12 and a height of 10. The BAS area is a large rectangle with a width of 36 and a height of 41. The FGR area is a rectangle with a width of 13 and a height of 21. There are also several smaller rectangular areas and corridors with dimensions such as 12, 10, 11, 5, 6, 13, 17, 19, 23, and 21. The total heated area is 1537.												
BLD DATE												
LGL DATE												

TOTAL OB/XF											
5,432											

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5,432											

Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		188,541	
TOTAL MARKET OB/XF VALUE		5,432	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		228,973	
SOH/AGL Deduction		78,788	
ASSESSED VALUE		150,185	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		99,463	
TOTAL JUST VALUE		228,973	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049219	Solar Power Syste	29,727	02/15/2024
000044247	Roof Replacement	7,000	04/22/2022
21645	SFR	480	03/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/1731	7/20/2010	WD	Q	I	01	146,000
GRANTOR: RALPH & BRENDA BEAS						
GRANTEE: LOURDES VALIDO						
1035/1290	12/14/2004	WD	Q	I		147,900
GRANTOR: SWEENEY BLDG CONST						
GRANTEE: RALPH & BRENDA BEAS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W36 FOP= N10 W12 S10 E12\$ W12 S41 E12 FOP= E17 N10 W6 S5 W11 S5\$ N5 E11 N5 E6 FGR= S13 E19 N21 W6 S2 W13 S6\$ N6 E13 N2 E6 N23\$.											

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