LOT 84 CALLAWAY S/D PHASE 3.
WD 1012-695, WD 1035-1333,
WD 1231-703,

MARKHAM CHASE/MARKHAM JESSICA L
262 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-384

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

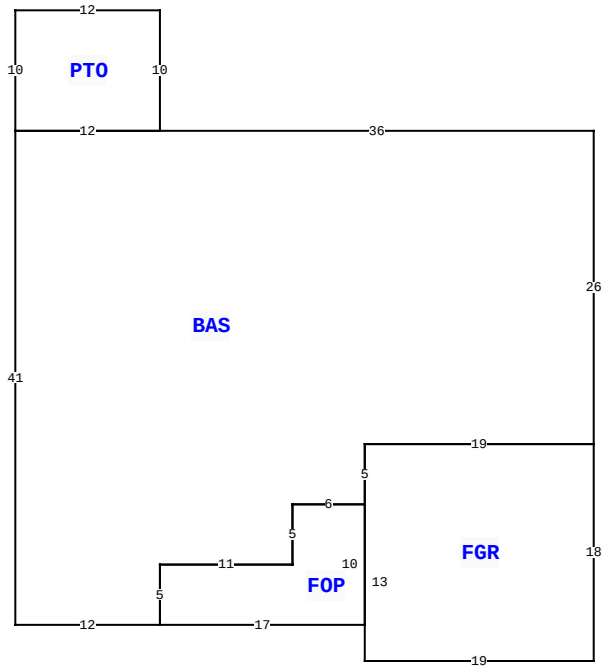
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,568	100		1,568	184,198
FGR	342	55		188	22,085
FOP	115	30		34	3,994
PTO	120	5		6	705
TOTALS	2,145			1,796	210,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	132.7700	148.70	267,065	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2013 Heated Area: 1568 HX Base Yr 2013



262 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		210,981
TOTAL MARKET OB/XF VALUE		5,175
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		251,156
SOH/AGL Deduction		89,800
ASSESSED VALUE		161,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,634
TOTAL JUST VALUE		251,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051898	Roof Replacement	15,000	12/20/2024
21732	SFR	480	04/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1231/0703	3/07/2012	WD	U	I	38	105,000
GRANTOR: RALPH & BRENDA BEAS						
GRANTEE: CHASE & JESSICA L M						
1035/1333	12/14/2004	WD	Q	I		144,300
GRANTOR: SWEENEY BLDG CONST						
GRANTEE: RALPH & BRENDA BEAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 PTO= N10 W12 S10 E12$ W12 S41 E12 FOP= E17 N10 W6 S5 W11 S5$ N5 E11 N5 E6 FGR= S13 E19 N18 W19 S5$ N5 E19 N26$.

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	1,052.00	UT	2.00	2.00	100	2004	2004	3	100	2,104	
2	0169	FENCE/WOOD	0	100	0	0	390.00	UT	10.50	10.50	75	2014	2014	3	75	3,071	

LAND DESCRIPTION

TOTAL OB/XF 5,175

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 01/06/2025 BY JS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS