

LOT 85 CALLAWAY S/D PHASE 3.
WD 1012-700, WD 1032-2207, WD
1345-1978,

MCPEAK CARLTON G/MCPEAK ROSEMARY
276 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-385



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	1,757	100		1,757	195,879
FGR	460	55		253	28,205
FOP	119	30		36	4,013
FOP	168	30		50	5,574
TOTALS	2,504			2,096	233,673

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	0	0	1,076.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

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	2,096	125.9973	141.12	295,788	2004	2004	0	0	0 21.00	79.00	
1 SINGLE FAM 100% - 2018 Heated Area: 1757 HX Base Yr 2018												
276 SW WILSHIRE DR, LAKE CITY												

TOTAL OB/XF												
3,352												

TOTAL OB/XF												
3,352												

Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		233,673	
TOTAL MARKET OB/XF VALUE		3,352	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		272,025	
SOH/AGL Deduction		91,311	
ASSESSED VALUE		180,714	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		129,992	
TOTAL JUST VALUE		272,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,982	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21733	SFR	539	04/13/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1345/1978	9/28/2017	WD	Q	I	01
GRANTOR: WILLIAM & WILLA HORTO					
GRANTEE: CARLTON G & ROSEMAR					
1032/2207	11/09/2004	WD	Q	I	
GRANTOR: SWEENEY BUILDING CONS					
GRANTEE: HORTON					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W20 FOP= N12 W14 S12 E14\$ W38 S31 E14 S2 FOP= S5 E21 N7 W7 S2 W14\$ E14 N2 E7 FGR= S17 E23 N20 W23 S3\$ N3 E23 N28\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 11/17/2025 BY SYS