

LOT 86 CALLAWAY S/D PHASE 3.
WD 1012-1409, CWD 1012-2235, WD

JOHNS PEGGY S LIVING TRUST DATED JANUARY 11, 2022
292 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-386

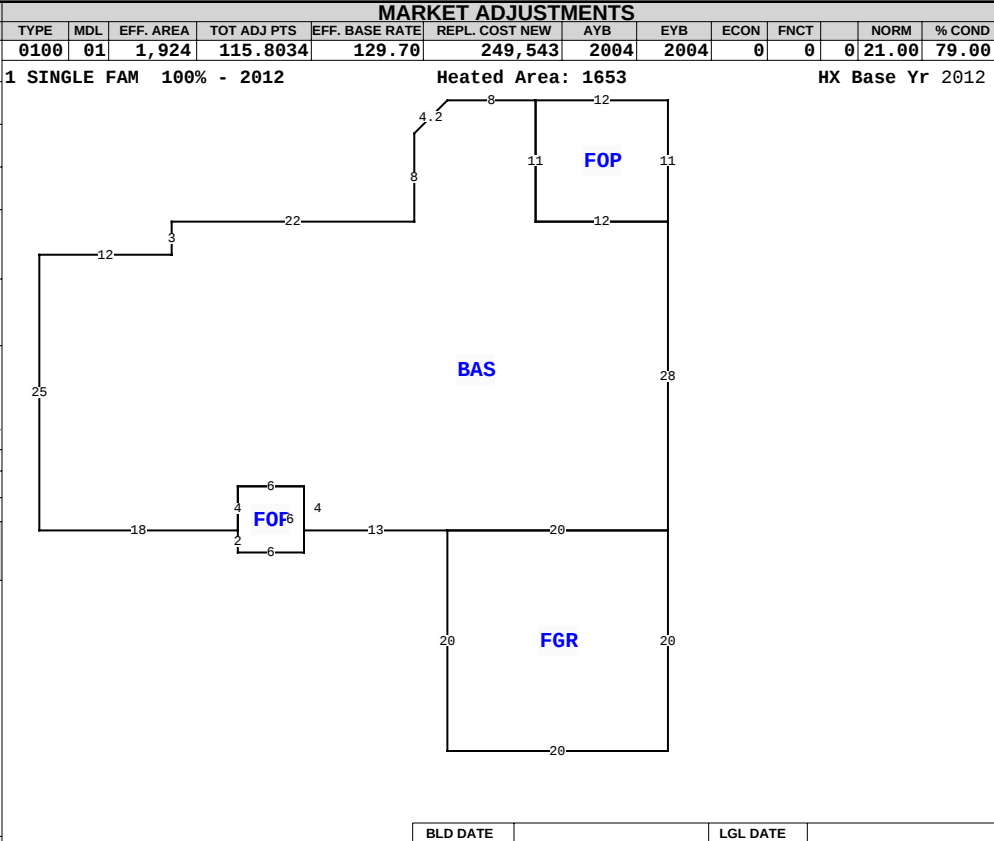


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,653	100		1,653	169,371
FGR	400	55		220	22,542
FOP	36	30		11	1,127
FOP	132	30		40	4,099

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	0	2.00
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00



292 SW WILSHIRE DR, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/03/2025 MLU									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,139	
TOTAL MARKET OB/XF VALUE		3,992	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		236,131	
SOH/AGL Deduction		81,723	
ASSESSED VALUE		154,408	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		103,686	
TOTAL JUST VALUE		236,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049558	Roof Replacement	15,180	04/05/2024
21892	SFR	507	05/20/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1457/384	1/11/2022	WD U	I	I	30
GRANTOR: JOHNS PEGGY S					
GRANTEE: JOHNS PEGGY S LIVIN					
1211/1736	3/15/2011	WD U	I	I	12
GRANTOR: BANK OF NEW YORK MELL					
GRANTEE: PEGGY S JOHNS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W8 D3 L3 S8 W22 S3 W12 S25 E18 FOP= S2 E6 N6 W6 S4\$ N4 E6 S4 E13 FGR= S20 E20 N20 W20\$ E20 N28 FOP= N11 W12 S11 E12\$ W12 N11\$.									

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

TOTAL OB/XF									
3,992									

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							