LOT 88 CALLAWAY S/D PHASE 3.
WD 1012-1414, WD 1033-921,
WD 1345-1074,

WATTS JASON R
340 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-388

BUILDING CHARACTERISTICS

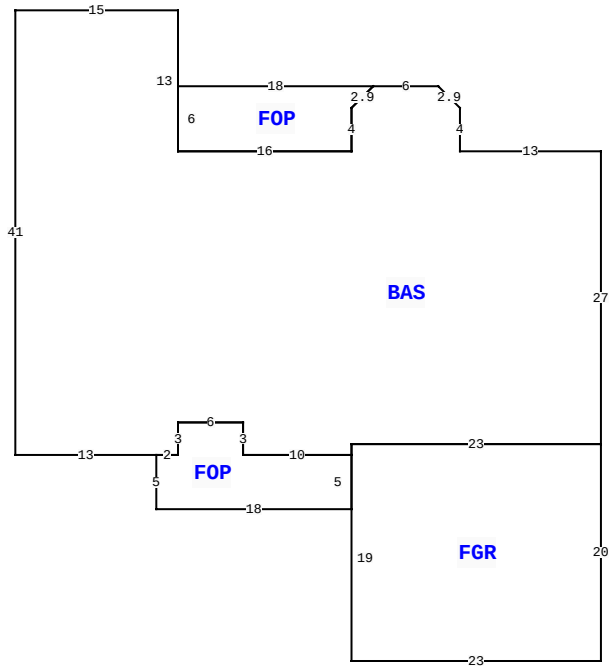
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,722	100		1,722	192,140
FGR	460	55		253	28,230
FOP	98	30		29	3,236
FOP	108	30		32	3,571
TOTALS	2,388			2,036	227,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	126.1062	141.24	287,565	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2018 Heated Area: 1722 HX Base Yr 2018



340 SW WILSHIRE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,176
TOTAL MARKET OB/XF VALUE		5,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		267,756
SOH/AGL Deduction		88,743
ASSESSED VALUE		179,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,291
TOTAL JUST VALUE		267,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045650	Roof Replacement	15,919	10/10/2022
21760	SFR	544	04/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/1074	10/02/2017	WD	Q	I	01	172,500
GRANTOR: SHANGLING J TSAI						
GRANTEE: JASON R WATTS						
1033/0921	12/03/2004	WD	Q	I		162,000
GRANTOR: SWEENEY BUILDING CONS						
GRANTEE: SHANGLING J TSAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N4 L2 U2 W6 FOP= W18 S6 E16 N4 R2 U2 $ D2 L2 S4 W16 N13 W15 S41 E13 FOP= S5 E18 N5 W10 N3 W6 S3 W2$ E2 N3 E6 S3 E10 FGR= S19 E23 N20 W23 S1$ N1 E23 N27 $.

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	1,890.00	UT	2.00	2.00	100	2004	2004	3	100	3,780	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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 12/13/2022 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS