LOT 92 CALLAWAY S/D PHASE 3.
WD 1040-247, WD 1089-701, CT 124

SCOTT VICKI L/SCOTT JANET
385 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-392

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

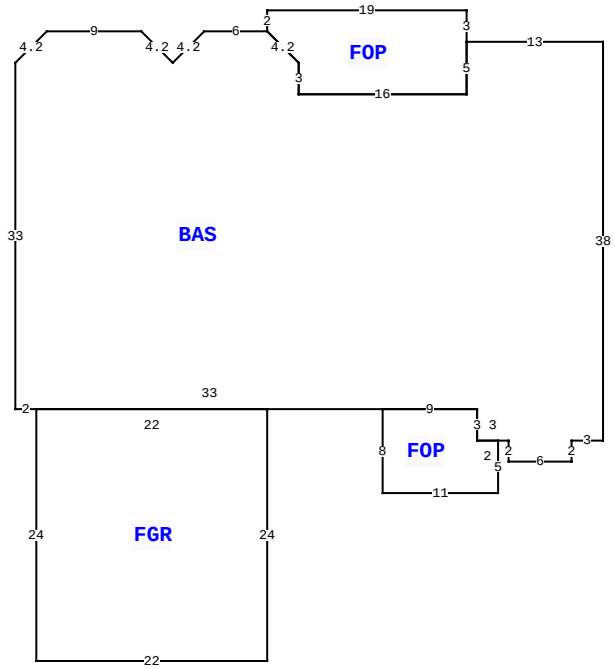
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,937	100		1,937	189,364
FGR	528	55		290	28,351
FOP	82	30		25	2,444
FOP	139	30		42	4,106
TOTALS	2,686			2,294	224,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	118.9188	133.19	305,538	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2014 Heated Area: 1937 HX Base Yr 2014



385 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		224,265
TOTAL MARKET OB/XF VALUE		9,826
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		269,091
SOH/AGL Deduction		79,811
ASSESSED VALUE		189,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,558
TOTAL JUST VALUE		269,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,368

SALE:2:1: NEW HOUSE TO BE PUT ON FOR 2007 (WP)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047515	Roof Replacement	15,000	06/22/2023
23303	SFR	628	06/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/2379	5/14/2025	LE	U	I	14	100
GRANTOR: SCOTT VICKI L (ENH LI						
GRANTEE: SLOCUM CAROL ANN (R						
1252/0706	2/22/2013	WD	U	I	12	140,300
GRANTOR: HSBC BANK USA						
GRANTEE: VICKIE L SCOTT & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N3 W19 S2 D3 R3 S3 E16 N5$ S5 W16 N3 L3 U3 W6 D3 L3 L3 U3 W9 D3 L3 S33 E2 FGR= S24 E22 N24 W22$ E33 FOP= S8 E11 N5 W2 N3 W9$ E9 S3 E3 S2 E6 N2 E3 N38$.

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	1,242.00	UT	3.00	3.00	100	2006	2006	3	100	3,726	
2	0169	FENCE/WOOD	0	100	0	0	200.00	UT	15.50	15.50	100	2014	2014	3	100	3,100	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 9,826

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 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS