LOT 94 CALLAWAY S/D PHASE 3.
WD 1040-286, WD 1091-2544, DC 11

PORTER KRISTINA S
343 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-394

BUILDING CHARACTERISTICS

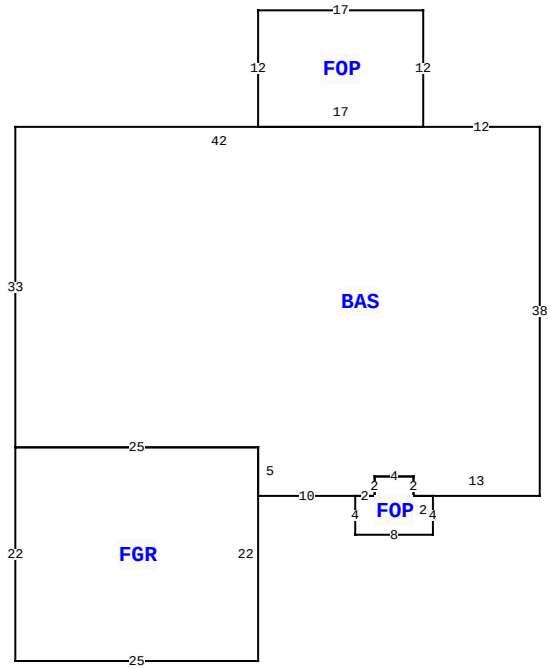
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,919	100		1,919	208,879
FGR	550	55		302	32,872
FOP	40	30		12	1,307
FOP	204	30		61	6,640
TOTALS	2,713			2,294	249,697

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	119.9793	134.38	308,268	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 1919 HX Base Yr 2023



343 SW WILSHIRE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		249,697
TOTAL MARKET OB/XF VALUE		6,886
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		291,583
SOH/AGL Deduction		11,207
ASSESSED VALUE		280,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,654
TOTAL JUST VALUE		291,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043938	Roof Replacement	15,000	03/16/2022
23202	SFR	556	05/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/1678	2/18/2025	LE	U	I	14	100
GRANTOR: PORTER KRISTINA S (EN						
GRANTEE: NELSON ASHLEY (RMDR						
1465/2106	4/29/2022	WD	U	I	30	155,000
GRANTOR: SESSA DONNA J						
GRANTEE: PORTER KRISTINA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N12 W17 S12 E17$ W42 S33 FGR= S22 E25 N22 W25$ E25 S5 E10 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E13 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	1,762.00	UT	3.00	3.00	100	2006	2006	3	100	5,286	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 6,886

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 11/18/2025 BY SYS