LOT 96 CALLAWAY S/D PHASE 3.
WD 1040-247, WD 1071-2346, WD 11

WARREN WOODROW W JR/WARREN MIRIAM
281 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-396

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

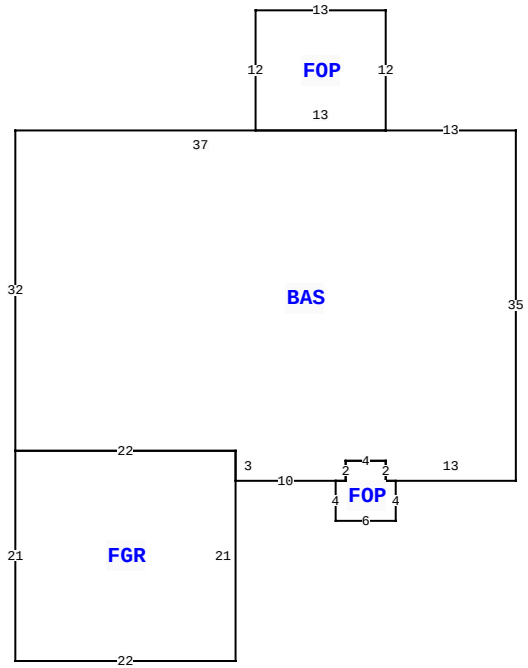
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100		1,676	172,722
FGR	462	55		254	26,176
FOP	32	30		10	1,031
FOP	156	30		47	4,844
TOTALS	2,326			1,987	204,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	117.7386	131.87	262,026	2006	2006	0	0	0	21.85	78.15

1 SINGLE FAM 100% - 2017 Heated Area: 1676 HX Base Yr 2017



281 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		204,773
TOTAL MARKET OB/XF VALUE		2,878
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,651
SOH/AGL Deduction		81,665
ASSESSED VALUE		160,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,264
TOTAL JUST VALUE		242,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051275	Roof Replacement	50,000	10/25/2024
23326	SFR	513	06/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1809	8/02/2016	WD	Q	I	01	164,500
GRANTOR: JAMIE & RONNIE CREWS						
GRANTEE: WOODROW W JR & MIRI						
1245/2707	11/29/2012	WD	U	I	12	129,500
GRANTOR: WELLS FARGO BANK						
GRANTEE: JAMIE & RONNIE CREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N12 W13 S12 E13$ W37 S32 FGR= S21 E22 N21 W22$ E22 S3 E10 FOP= S4 E6 N4 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E13 N35$.

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	1,279.00	UT	2.25	2.25	100	2006	2006	3	100	2,878	

LAND DESCRIPTION

TOTAL OB/XF 2,878

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 11/04/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS