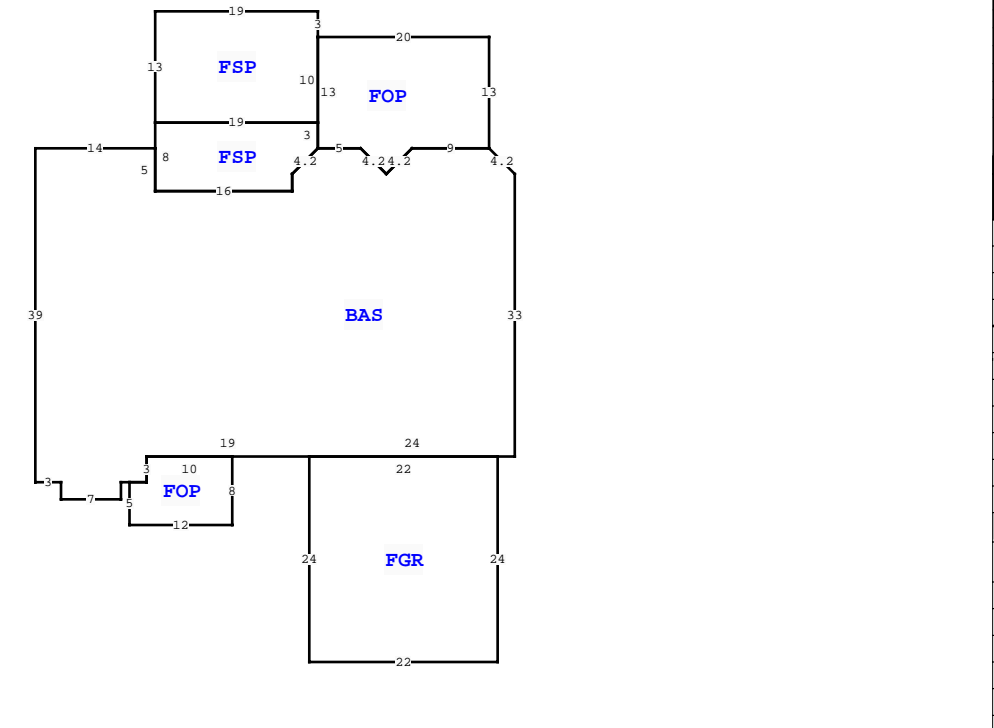


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,525	124.1856	139.09	351,202	2005	2005	0	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2013 Heated Area: 1971 HX Base Yr 2013														



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	1,971	100		1,971	219,317
FGR	528	55		290	32,269
FOP	90	30		27	3,004
FOP	269	30		81	9,013
FSP	142	40		57	6,342
FSP	247	40		99	11,016
TOTALS	3,247			2,525	280,962

159 SW WILSHIRE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	1,213.00	UT	2.00	2.00	100	2005	2005	3	100	2,426	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0280	POOL R/CON	0	100	15	22	330.00	UT	70.00	70.00	100	2020	2020	3	91	21,021	

TOTAL OB/XF 29,447

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,962	
TOTAL MARKET OB/XF VALUE		29,447	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		345,409	
SOH/AGL Deduction		114,016	
ASSESSED VALUE		231,393	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		179,982	
TOTAL JUST VALUE		345,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051612	Electrical Servic	0	11/25/2024
38816	POOL	0	10/25/2019
32477	ADDN SFR	95	11/17/2014
22564	SFR	592	12/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/465	2/19/2026	LE U		I	14	100
GRANTOR: ALTODONNA BRYAN						
GRANTEE: ALTODONNA WENDY (EN						
1251/2764	11/13/2012	WD U		I	11	100
GRANTOR: JERRY MOTE & TIFFANI						
GRANTEE: BRYAN ALTODONNA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 S39 E3 S2 E7 N2 E1 FOP= S5 E12 N8 W10 S3 W2\$ E2 N3 E19FGR= S24 E22 N24 W22\$ E24 N33 L3 U3 FOP= N13 W20 FSP= N3 W19 S13 E19 N10\$ S13 E5 D3 R3 R3 U3 E9 \$ W9 D3 L3 L3 U3 W5 FSP= N3 W19 S8E16 N2 R3 U3 \$ D3 L3 S2 W16N5\$.