LOT 60 CALLAWAY S/D PHASE 3.
WD 1025-549, WD 1388-2074,

SAYLOR WILLIAM JOSEPH SR/SAYLOR PATTIE SUE
127 SW WILSHIRE DR
LAKE CITY, FL 32024

**2027**

**15-4S-16-03023-360**

## BUILDING CHARACTERISTICS

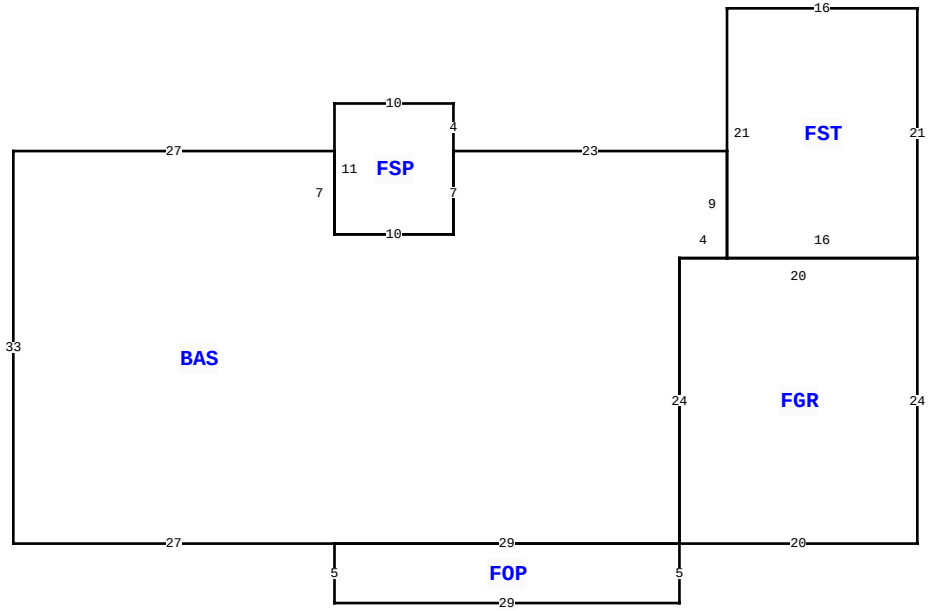
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,814 | 100 | | 1,814 | 184,375 |
| FGR | 480 | 55 | | 264 | 26,833 |
| FOP | 145 | 30 | | 44 | 4,472 |
| FSP | 110 | 40 | | 44 | 4,472 |
| FST | 336 | 55 | | 185 | 18,803 |
| TOTALS | 2,885 | | | 2,351 | 238,956 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,351 | 115.4979 | 127.05 | 298,695 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1814 HX Base Yr 2020




127 SW WILSHIRE DR, LAKE CITY

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

## 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 | 984.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 1,968 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 400 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 1,440 | |
| 5 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 238,956 |
| TOTAL MARKET OB/XF VALUE | 10,108 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 284,064 |
| SOH/AGL Deduction | 87,586 |
| ASSESSED VALUE | 196,478 |
| TOTAL EXEMPTION VALUE | VP HX HB SX 196,478 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 284,064 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 288,408 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049093 | Roof Replacement | 20,000 | 01/26/2024 |
| 000048467 | Electrical Servic | 0 | 10/23/2023 |
| 22476 | SFR | 558 | 11/08/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1388/2074 | 7/12/2019 | WD | Q | I | 01 | 195,000 |
| GRANTOR: PAUL & JOYCE LECLAIR | | | | | | |
| GRANTEE: WILLIAM JOSEPH SR & | | | | | | |
| 1025/0549 | 8/27/2004 | WD | Q | V | | 22,900 |
| GRANTOR: CALLAWAY LAND TRUST | | | | | | |
| GRANTEE: LECLAIR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 FSP= N4 W10 S11 E10 N7$ S7 W10 N7 W27 S33 E27 FOP= S5 E29 N5 W29$ E29 FGR= E20 N24 W20 S24$ N24 E4 FST= E16 N21 W16 S21$ N9 $.

## LAND DESCRIPTION

TOTAL OB/XF 10,108

| 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 03/23/2026 BY robin Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS