LOT 78 CALLAWAY S/D PHASE 3.
WD 1014-2509, WD 1033-2270,
WD 1343-1897,

GRANT GARY DARNELL/GRANT NATHALIE LIDORIS FISHER
156 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-378

BUILDING CHARACTERISTICS

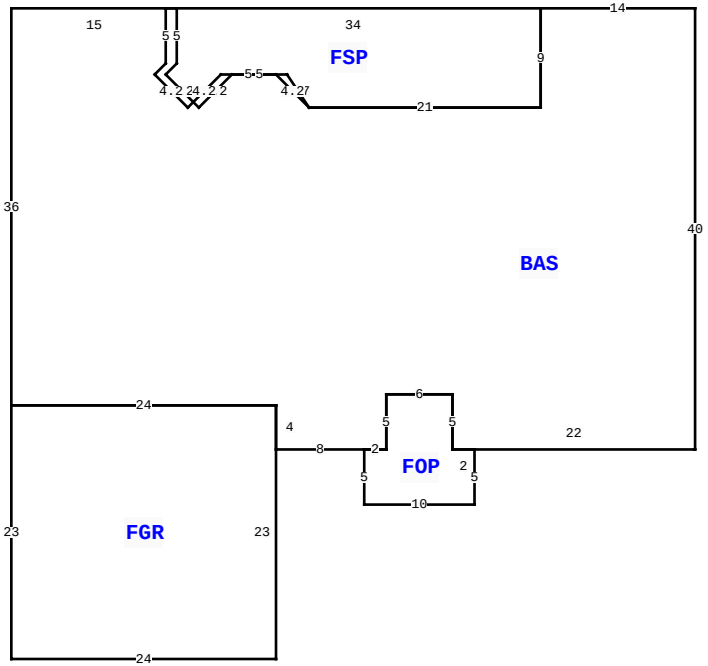
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07
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	2,081	100		2,081	218,061
FGR	552	55		304	31,855
FOP	80	30		24	2,515
FSP	281	40		112	11,736
TOTALS	2,994			2,521	264,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,521	125.5870	138.15	348,276	2004	2004	0	0	0	24.15	75.85

1 SINGLE FAM 100% - 2018 Heated Area: 2081 HX Base Yr 2018



156 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	1,815.00	UT	2.00	2.00	100	2004	2004	3	100	3,630	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2005	2005	3	47	16,845	
3	0282	POOL ENCL	0	100	0	0	1,530.00	UT	15.00	15.00	100	2005	2005	3	40	9,180	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	264,167
TOTAL MARKET OB/XF VALUE	32,655
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	331,822
SOH/AGL Deduction	89,820
ASSESSED VALUE	242,002
TOTAL EXEMPTION VALUE	HX HB DV 13 242,002
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	331,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22698	POOL	140	01/13/2005
21932	SFR	630	06/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1897	8/30/2017	WD	Q	I	01	255,000
GRANTOR: MARK S & MELISSA A IR						
GRANTEE: GARY DARNELL GRANT						
1033/2270	12/17/2004	WD	Q	I		195,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: MARK S & MELISSA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W34 S5 L1 D1 D3 R3 R3 U3 E5 D3 R3 E21 N9$ S9 W21 L2 U3 W5 D3 L3 L3 U3 U1 R1 N5 W15 S36 FGR= S23 E24 N23 W24$ E24 S4 E8 FOP= S5 E10 N5 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E22 N40$.

LAND DESCRIPTION

TOTAL OB/XF 32,655

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 11/16/2026 BY SYS