LOT 80 CALLAWAY S/D PHASE 3.
WD 1014-2527, WD 1030-4.

DANKO DAVID J/DANKO SANDRA L
196 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-380

BUILDING CHARACTERISTICS

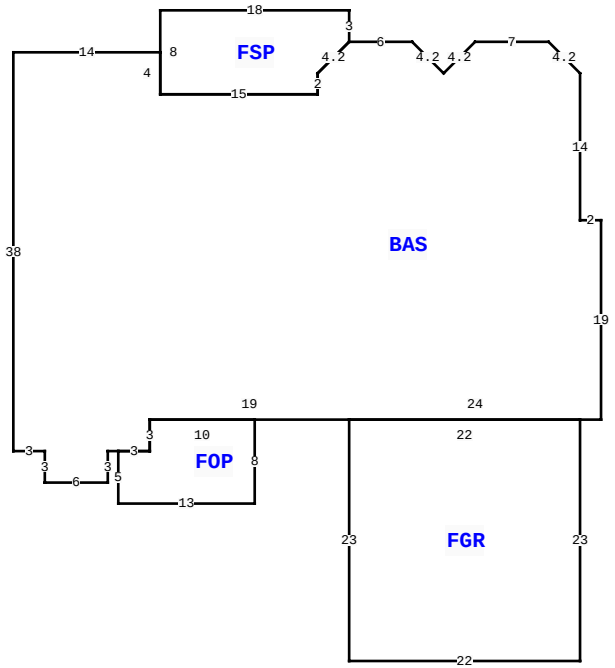
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,932	100		1,932	196,894
FGR	506	55		278	28,331
FOP	95	30		28	2,853
FSP	134	40		54	5,503
TOTALS	2,667			2,292	233,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	122.1412	134.36	307,953	2004	2004	0	0	0	24.15	75.85

1 SINGLE FAM 100% - 2005 Heated Area: 1932 HX Base Yr 2005



196 SW WILSHIRE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,582
TOTAL MARKET OB/XF VALUE	26,984
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	295,566
SOH/AGL Deduction	88,040
ASSESSED VALUE	207,526
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	156,115
TOTAL JUST VALUE	295,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056934	Roof Replacement	20,700	11/09/2026
22570	POOL	140	12/07/2004
21933	SFR	585	06/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1030/0004	11/03/2004	WD	Q	I		180,500
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: DAVID J & SANDRA L						
1014/2527	5/07/2004	WD	Q	V		24,900
GRANTOR: CALLAWAY LAND TRUST						
GRANTEE: ERKINGER HOME BUILD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S38 E3 S3 E6 N3 E1 FOP= S5 E13 N8 W10 S3 W3$ E3 N3 E19FGR= S23 E22 N23 W22$ E24 N19 W2 N14 L3 U3 W7 D3 L3 L3 U3 W6 FSP= N3 W18 S8 E15 N2 R3 U3 $ D3 L3 S2 W15 N4$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,892.00	UT	2.00	2.00	100	2004	2004	3	100	3,784	
3	0280	POOL R/CON	0	100	18	32	576.00	UT	70.00	70.00	100	2005	2005	3	47	18,950	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	75	2005	2005	3	75	2,250	

LAND DESCRIPTION

TOTAL OB/XF 26,984

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: 0.62 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS