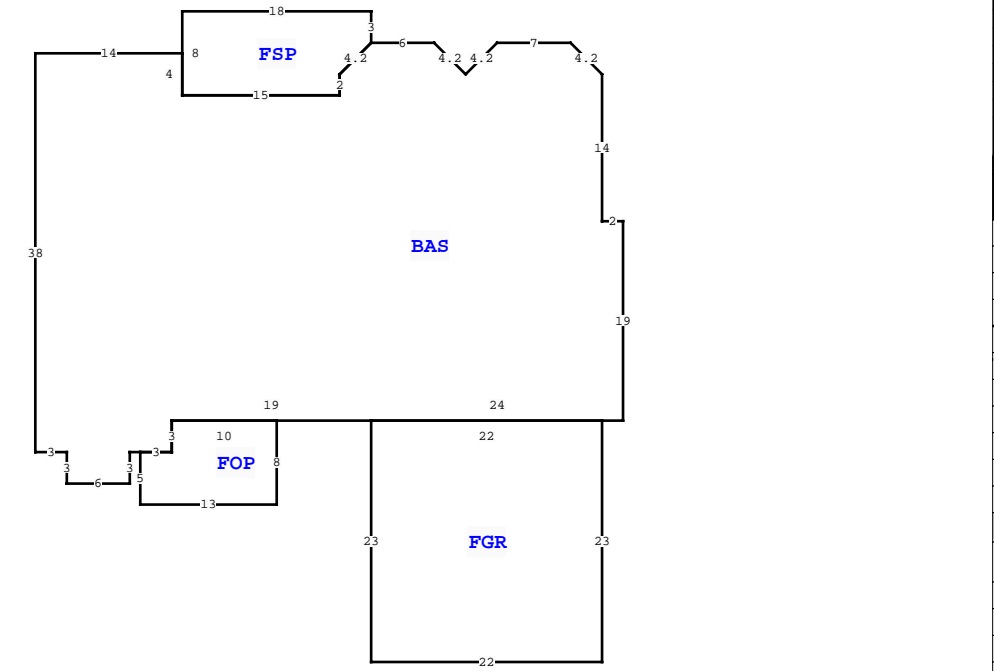


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005								
Heated Area: 1932						HX Base Yr 2005					



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	200,470
FGR	506	55		278	28,846
FOP	95	30		28	2,905
FSP	134	40		54	5,603
<b>TOTALS</b>	<b>2,667</b>			<b>2,292</b>	<b>237,825</b>

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	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	

196 SW WILSHIRE DR, LAKE CITY  
 BLD DATE: \_\_\_\_\_ LGL DATE: 04/14/2026  
 XF DATE: \_\_\_\_\_ LAND DATE: \_\_\_\_\_ MLU  
 INC DATE: \_\_\_\_\_ AG DATE: \_\_\_\_\_

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1			3
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 3			Tax Dist:			
BUILDING MARKET VALUE			237,825			
TOTAL MARKET OB/XF VALUE			26,984			
TOTAL LAND VALUE - MARKET			35,000			
TOTAL MARKET VALUE			299,809			
SOH/AGL Deduction			98,327			
ASSESSED VALUE			201,482			
TOTAL EXEMPTION VALUE			HX HB 51,411			
BASE TAXABLE VALUE			150,071			
TOTAL JUST VALUE			299,809			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			305,027			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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\$.														

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