LOT 81 CALLAWAY S/D PHASE 3.
WD 1011-1614, WD 1035-1290.
WD 1198-1731

VALIDO LOURDES
212 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-381

BUILDING CHARACTERISTICS

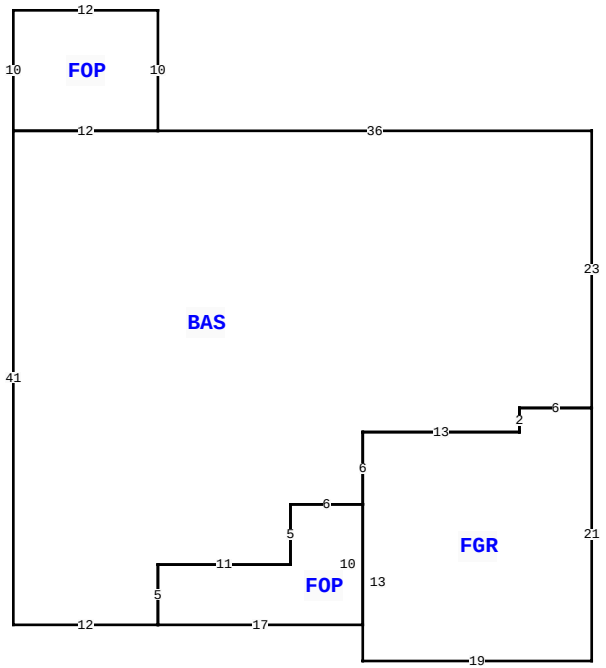
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,537	100		1,537	157,073
FGR	373	55		205	20,950
FOP	115	30		34	3,474
FOP	120	30		36	3,679
TOTALS	2,145			1,812	185,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	117.6000	129.36	234,400	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2011 Heated Area: 1537 HX Base Yr 2011



212 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,016.00	UT	2.00	2.00	100	2004	2004	3	100	2,032	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,176
TOTAL MARKET OB/XF VALUE		5,432
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		225,608
SOH/AGL Deduction		71,368
ASSESSED VALUE		154,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,829
TOTAL JUST VALUE		225,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049219	Solar Power Syste	29,727	02/15/2024
000044247	Roof Replacement	7,000	04/22/2022
21645	SFR	480	03/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/1731	7/20/2010	WD	Q	I	01	146,000
GRANTOR: RALPH & BRENDA BEAS						
GRANTEE: LOURDES VALIDO						
1035/1290	12/14/2004	WD	Q	I		147,900
GRANTOR: SWEENEY BLDG CONST						
GRANTEE: RALPH & BRENDA BEAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= N10 W12 S10 E12$ W12 S41 E12 FOP= E17 N10 W6 S5 W11 S5$ N5 E11 N5 E6 FGR= S13 E19 N21 W6 S2 W13 S6$ N6 E13 N2 E6 N23$.

LAND DESCRIPTION

TOTAL OB/XF 5,432

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