LOT 82 CALLAWAY S/D PHASE 3.
WD 1011-1615, WD 1031-185,
WD 1050-608, WD 1401-1047,

MURRAY TIMOTHY WILLIAM/MURRAY IRENE AMY
228 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-382

BUILDING CHARACTERISTICS

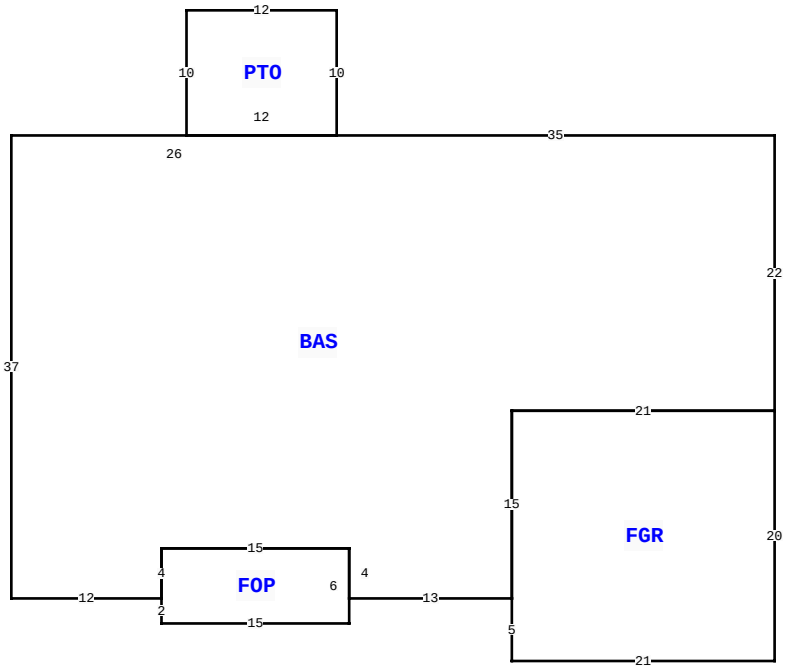
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,882	100		1,882	204,284
FGR	420	55		231	25,074
FOP	90	30		27	2,931
PTO	120	5		6	651
TOTALS	2,512			2,146	232,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	124.9083	137.40	294,860	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2020 Heated Area: 1882 HX Base Yr 2020



228 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	480.00	UT	2.00	2.00	100	2004	2004	3	100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,939
TOTAL MARKET OB/XF VALUE	2,160
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	270,099
SOH/AGL Deduction	64,398
ASSESSED VALUE	205,701
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	154,290
TOTAL JUST VALUE	270,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052778	Roof Replacement	13,800	03/31/2025
21644	SFR	568	03/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1041/1047	12/13/2019	WD	Q	I	01	165,000
GRANTOR: ROBERT SMITH JR & IRE						
GRANTEE: TIMOTHY WILLIAM & I						
1031/0185	10/25/2004	WD	Q	I		160,000
GRANTOR: SWEENEY BUILDING CONS						
GRANTEE: ROBERT SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 PTO= N10 W12 S10 E12$ W26 S37 E12 FOP= S2 E15 N6
W15 S4$ N4 E15 S4 E13 FGR= S5 E21 N20 W21 S15 $ N15 E21 N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,160

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 05/05/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS