LOT 85 CALLAWAY S/D PHASE 3.
WD 1012-700, WD 1032-2207, WD 1345-1978,

MCPEAK CARLTON G/MCPEAK ROSEMARY
276 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-385

BUILDING CHARACTERISTICS

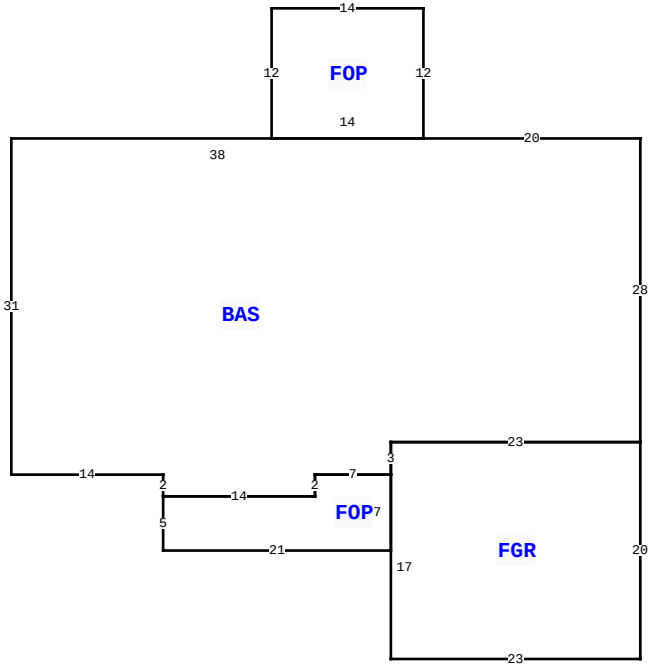
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,757	100		1,757	192,381
FGR	460	55		253	27,702
FOP	119	30		36	3,942
FOP	168	30		50	5,475
TOTALS	2,504			2,096	229,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	125.9973	138.60	290,506	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2018 Heated Area: 1757 HX Base Yr 2018



276 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	1,076.00	UT	2.00	2.00	100	2004	2004	3	100	2,152	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,500
TOTAL MARKET OB/XF VALUE	3,352
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	267,852
SOH/AGL Deduction	82,259
ASSESSED VALUE	185,593
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,182
TOTAL JUST VALUE	267,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056914	Roof Replacement	16,000	11/04/2026
21733	SFR	539	04/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1978	9/28/2017	WD	Q	I	01	164,500
GRANTOR: WILLIAM & WILLA HORTO						
GRANTEE: CARLTON G & ROSEMAR						
1032/2207	11/09/2004	WD	Q	I		160,900
GRANTOR: SWEENEY BUILDING CONS						
GRANTEE: HORTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N12 W14 S12 E14$ W38 S31 E14 S2 FOP= S5 E21 N7 W7 S2 W14$ E14 N2 E7 FGR= S17 E23 N20 W23 S3$ N3 E23 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,352

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