

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

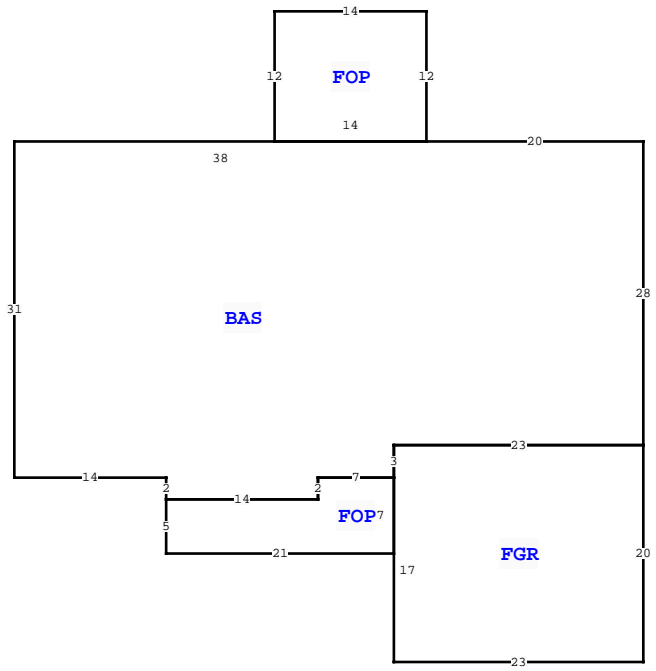
MCPEAK CARLTON G/MCPEAK ROSEMARY  
 276 SW WILSHIRE DR  
 LAKE CITY, FL 32024

**2026**

15-4S-16-03023-385  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	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
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
BAS	1,757	100	
FGR	460	55	
FOP	119	30	
FOP	168	30	
TOTALS	2,504		

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%	- 2018									
Heated Area: 1757						HX Base Yr 2018						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			233,673
TOTAL MARKET OB/XF VALUE			3,352
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			272,025
SOH/AGL Deduction			91,838
ASSESSED VALUE			180,187
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			128,776
TOTAL JUST VALUE			272,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	Q	I	01	164,500
GRANTOR: WILLIAM & WILLA HORTO						
GRANTEE: CARLTON G & ROSEMAR						
1032/2207	11/09/2004	WD Q	Q	I		160,900
GRANTOR: SWEENEY BUILDING CONS						
GRANTEE: HORTON						

EXTRA FEATURES		276 SW WILSHIRE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100

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	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	

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							
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							