LOT 86 CALLAWAY S/D PHASE 3.

WD 1012-1409, CWD 1012-2235, WD

JOHNS PEGGY S LIVING TRUST DATED JANUARY 11, 2022
292 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-386

BUILDING CHARACTERISTICS

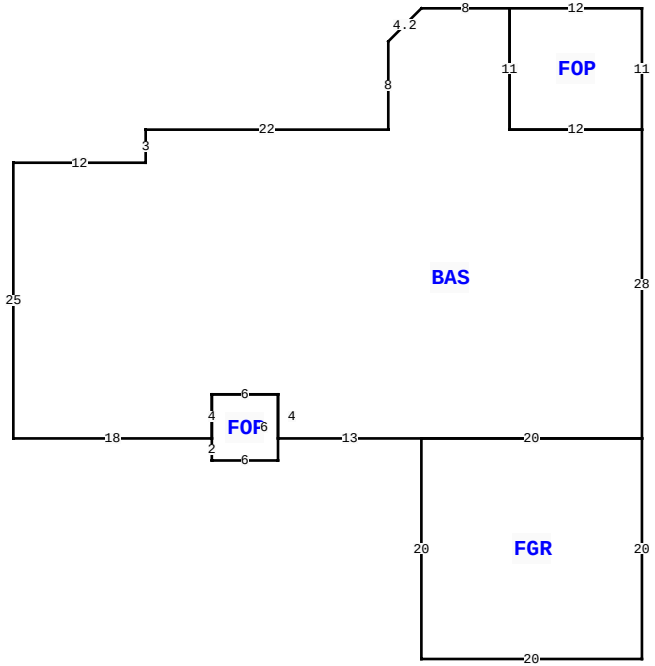
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,653	100		1,653	166,342
FGR	400	55		220	22,139
FOP	36	30		11	1,107
FOP	132	30		40	4,025
TOTALS	2,221			1,924	193,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	115.8034	127.38	245,079	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2012 Heated Area: 1653 HX Base Yr 2012



292 SW WILSHIRE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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		193,612
TOTAL MARKET OB/XF VALUE		3,992
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		232,604
SOH/AGL Deduction		74,026
ASSESSED VALUE		158,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,167
TOTAL JUST VALUE		232,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049558	Roof Replacement	15,180	04/05/2024
21892	SFR	507	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/384	1/11/2022	WD	U	I	30	100
GRANTOR: JOHNS PEGGY S						
GRANTEE: JOHNS PEGGY S LIVIN						
1211/1736	3/15/2011	WD	U	I	12	112,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: PEGGY S JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 D3 L3 S8 W22 S3 W12 S25 E18 FOP= S2 E6 N6 W6 S4$ N4 E6 S4 E13 FGR= S20 E20 N20 W20$ E20 N28 FOP= N11 W12 S11 E12$ W12 N11$.

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	0166	CONC,PAVMT	0	100	0	0	1,096.00	UT	2.00	2.00	100	2004	2004	3	100	2,192	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,992

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 04/16/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS