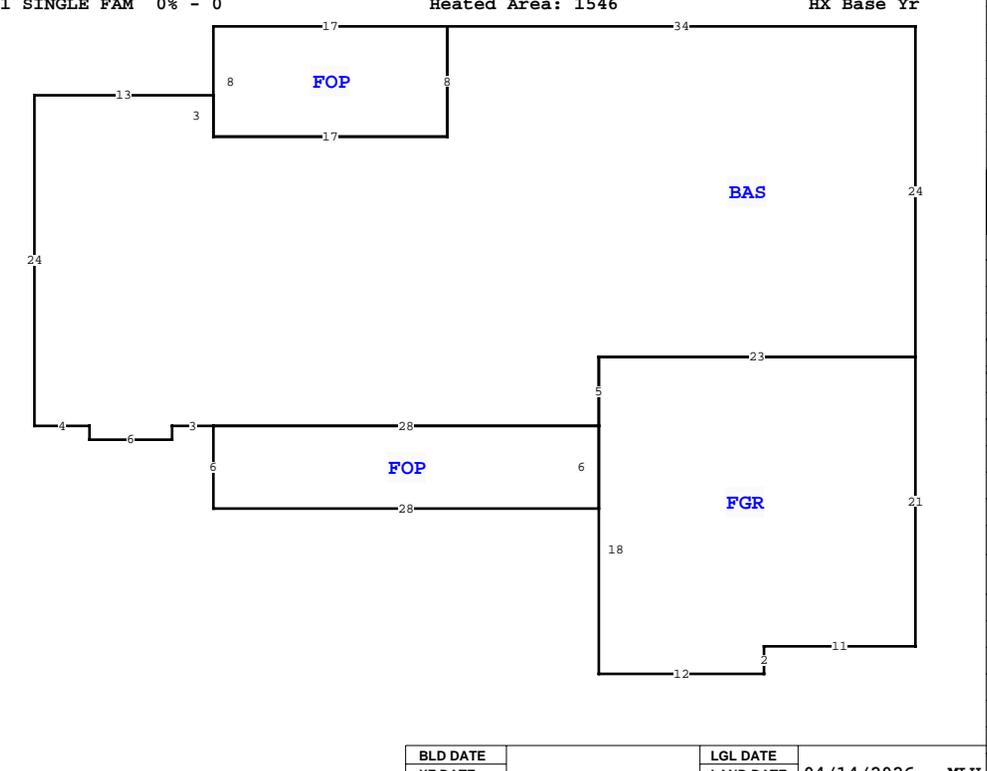


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,546	100	
FGR	507	55	
FOP	136	30	
FOP	168	30	
TOTALS	2,357		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,916	127.0863	144.88	277,590	2004	2004	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1546 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		219,296	
TOTAL MARKET OB/XF VALUE		5,584	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		259,880	
SOH/AGL Deduction		0	
ASSESSED VALUE		259,880	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,880	
TOTAL JUST VALUE		259,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046048	Roof Replacement	14,060	12/06/2022
21759	SFR	493	04/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/1005	4/11/2016	WD	U	I	30	100

GRANTOR: RAYMOND QUINLAN
 GRANTEE: RAYMOND QUINLAN & D
 1032/2153 12/02/2004 WD Q I 155,300
 GRANTOR: SWEENEY
 GRANTEE: RAYMOND QUINLAN

EXTRA FEATURES		314 SW WILSHIRE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0
2	0166	CONC, PAVMT	0

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	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	2,192.00	UT	2.00	2.00	100	2004	2004	3	100	4,384	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W34 FOP= W17 S8 E17 N8\$ S8 W17 N3 W13 S24 E4 S1 E6 N1 E3 FOP= S6 E28 N6 W28\$ E28 FGR= S18 E12 N2 E11 N21 W23 S5\$ N5 E23 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,584																						
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							