

LOT 88 CALLAWAY S/D PHASE 3.
 WD 1012-1414, WD 1033-921,
 WD 1345-1074,

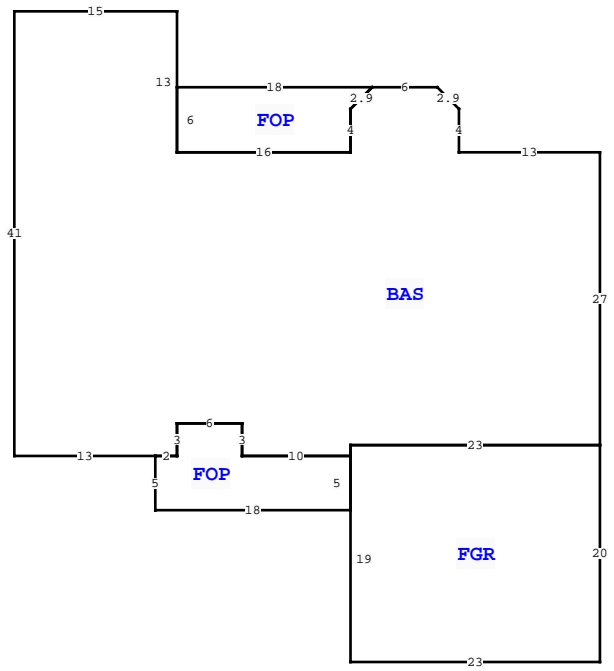
WATTS JASON R
 340 SW WILSHIRE DR
 LAKE CITY, FL 32024

2026

15-4S-16-03023-388

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	12	HARDWOOD	70
Interior Floo	14	CARPET	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	1,722	100	
FGR	460	55	
FOP	98	30	
FOP	108	30	
TOTALS	2,388		

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: 1722			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		227,176	
TOTAL MARKET OB/XF VALUE		5,580	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		267,756	
SOH/AGL Deduction		89,264	
ASSESSED VALUE		178,492	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		127,081	
TOTAL JUST VALUE		267,756	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,632	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045650	Roof Replacement	15,919	10/10/2022
21760	SFR	544	04/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1074	10/02/2017	WD	Q	I	01	172,500
GRANTOR: SHANGLING J TSAI						
GRANTEE: JASON R WATTS						
1033/0921	12/03/2004	WD	Q	I		162,000
GRANTOR: SWEENEY BUILDING CONS						
GRANTEE: SHANGLING J TSAI						

EXTRA FEATURES															340 SW WILSHIRE DR, LAKE CITY	
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	0166	CONC, PAVMT	0	100	0	0	0		2.00	100	2004	2004	3	100	3,780	
2	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2019	2019	3	100	1,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 N4 L2 U2 W6 FOP= W18 S6 E16 N4 R2 U2 \$ D2 L2 S4 W16 N13 W15 S41 E13 FOP= S5 E18 N5 W10 N3 W6 S3 W2\$ E2 N3 E6 S3 E10 FGR= S19 E23 N20 W23 S1\$ N1 E23 N27 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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							