

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

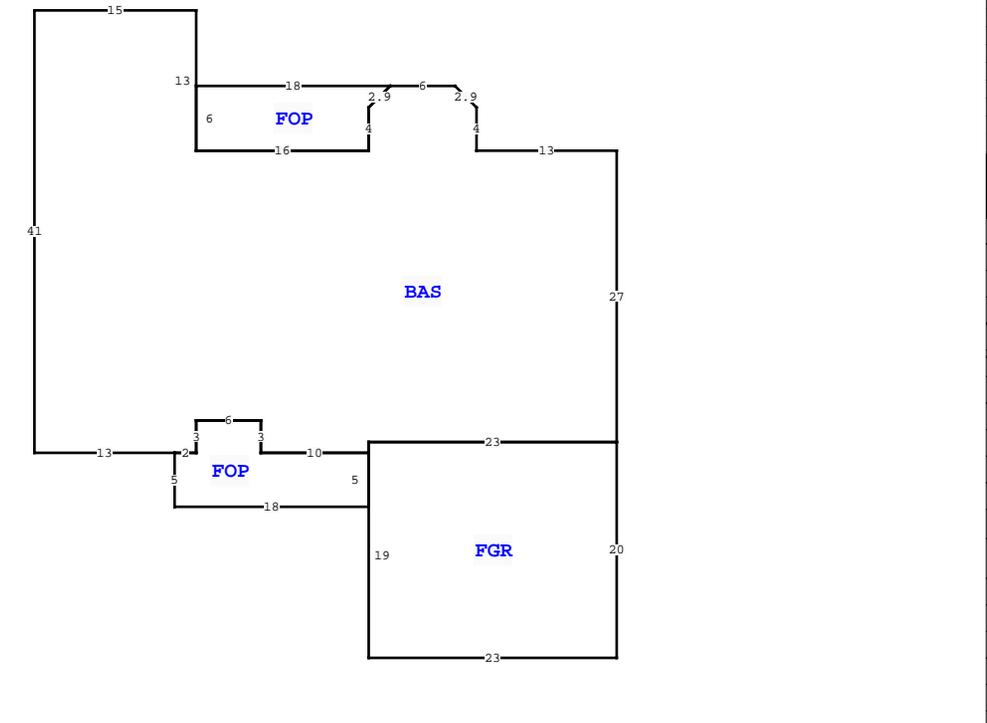
WATTS JASON R
 340 SW WILSHIRE DR
 LAKE CITY, FL 32024

2026

15-4S-16-03023-388


BUILDING CHARACTERISTICS	
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

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				



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	1,722	100		1,722	195,568
FGR	460	55		253	28,733
FOP	98	30		29	3,294
FOP	108	30		32	3,634
TOTALS	2,388			2,036	231,229

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			231,229
TOTAL MARKET OB/XF VALUE			5,580
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			271,809
SOH/AGL Deduction			93,317
ASSESSED VALUE			178,492
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			127,081
TOTAL JUST VALUE			271,809
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																
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	UT	2.00	2.00	100	2004	2004	3	100	3,780	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,800	

340 SW WILSHIRE DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/14/2026 MLU

BUILDING NOTES									
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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							