LOT 89 CALLAWAY S/D PHASE 3.
WD 1013-99, WD 1031-2452,
WD 1169-2686, CT 1230-263,

RUIZ JOSE E GONZALEZ/ANDINO IBIS B ORTIZ
366 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-389

BUILDING CHARACTERISTICS

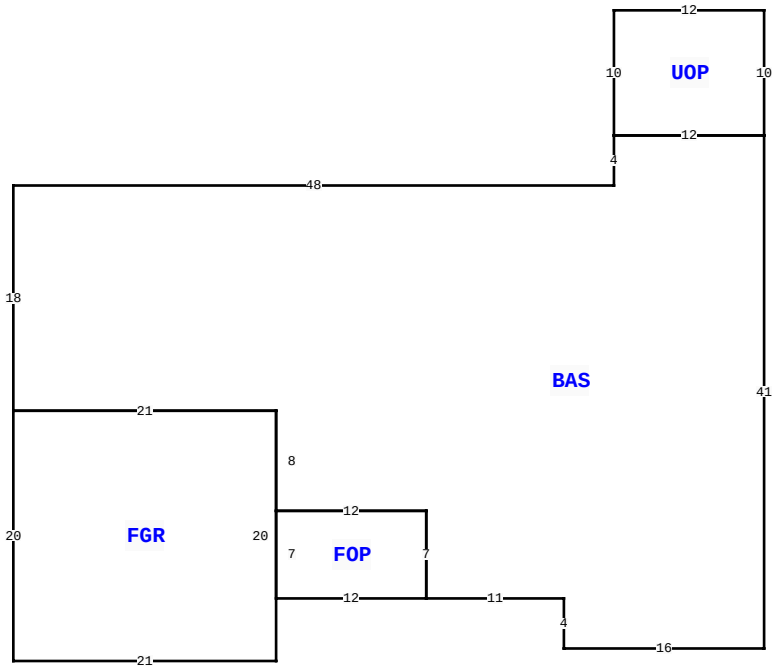
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,693	100		1,693	166,047
FGR	420	55		231	22,656
FOP	84	30		25	2,452
UOP	120	20		24	2,354
TOTALS	2,317			1,973	193,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	112.8600	124.15	244,948	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2021 Heated Area: 1693 HX Base Yr 2021



366 SW WILSHIRE DR, LAKE CITY

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

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	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	1,124.00	UT	1.50	1.50	100	2004	2004	3	100	1,686	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,509
TOTAL MARKET OB/XF VALUE	4,686
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	233,195
SOH/AGL Deduction	50,483
ASSESSED VALUE	182,712
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,301
TOTAL JUST VALUE	233,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044776	Roof Replacement	12,500	06/23/2022
000041326	Solar Power Syste	25,432	02/15/2021
21757	SFR	501	04/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0128	9/04/2020	WD	Q	I	01	209,900
GRANTOR: JONATHAN & HOLLY FRAZ						
GRANTEE: JOSE E GONZALEZ RUI						
1241/1928	9/17/2012	WD	U	I	12	106,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JONATHAN S & HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S18 FGR= S20 E21 N20 W21$ E21 S8 FOP= S7 E12 N7 W12$ E12 S7 E11 S4 E16 N41 UOP= N10 W12 S10 E12$ W12 S4$.

LAND DESCRIPTION

TOTAL OB/XF 4,686

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 04/17/2019 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS