



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,275 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 39,275 SOH/AGL Deduction 3,401 ASSESSED VALUE 35,874 TOTAL EXEMPTION VALUE 03 35,874 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 39,275 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 39,275															
DOR CODE		8600		COUNTY IMP																PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM				MKT AREA		06																													
NEIGHBORHOOD/LOC		15416.050		1.00/																SALES DATA OFF RECORD Number: 1028/1485 DATE: 10/19/2004 TYPE INST: WD Q Q V I V RSN CD: 01 SALE PRICE: 24,900 GRANTOR: CRAPPS CALLAWAY LAND GRANTEE: COLUMBIA COUNTY FLO															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																BUILDING NOTES BUILDING DIMENSIONS									
TOTALS																										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2026 MLU									
EXTRA FEATURES										384 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	0140	CLFENCE	6	0	0	0	0		450.00	UT	9.50				9.50		100	2007	2007	3	100	4,275													
LAND DESCRIPTION		TOTAL OB/XF										4,275																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	8600	C	COUNTY	0		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: 0.51		Total Land Value: 35,000		Market: 0		Agricultural: 0		Common: 35,000		PRINTED 05/12/2026 BY SYS																			