LOT 93 CALLAWAY S/D PHASE 3.
WD 1040-281, WD 1150-1884,
POA 1150-1885, WD 1254-960,

PATEL PRAVIN J
371 SW WILSHIRE DRIVE
LAKE CITY, FL 32024

2026

15-4S-16-03023-393

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

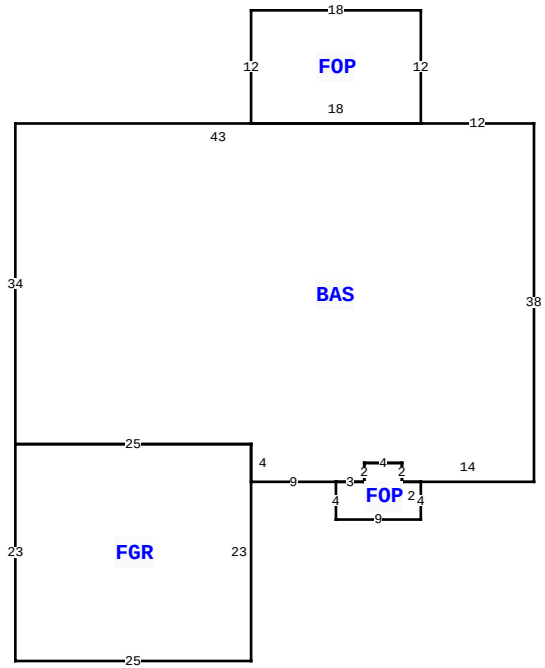
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,982	100		1,982	202,629
FGR	575	55		316	32,306
FOP	44	30		13	1,329
FOP	216	30		65	6,645
TOTALS	2,817			2,376	242,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,376	110.5800	126.06	299,519	2007	2007	0	0	0	18.90	81.10

1 SINGLE FAM 0% - 0 Heated Area: 1982 HX Base Yr



371 SW WILSHIRE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,910
TOTAL MARKET OB/XF VALUE	3,893
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	281,803
SOH/AGL Deduction	0
ASSESSED VALUE	281,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,803
TOTAL JUST VALUE	281,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047869	Roof Replacement	17,850	08/10/2023
23781	SFR	591	10/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/0532	10/21/2016	WD	Q	I	01	190,000
GRANTOR: DENNIS & DEBORAH O'HE						
GRANTEE: PRAVIN J PATEL						
1254/0960	5/08/2013	WD	Q	I	01	175,000
GRANTOR: DENNIS & DOROTHY FRAZ						
GRANTEE: DENNIS & DEBORAH O'						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N12 W18 S12 E18$ W43 S34 FGR= S23 E25 N23 W25$ E25 S4 E9 FOP= S4 E9 N4 W2 N2 W4 S2 W3$ E3 N2 E4 S2 E14 N38$.

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	0166	CONC,PAVMT	0	0	0	0	1,536.00	UT	1.50	1.50	100	2007	2007	3	100	2,304	
2	0169	FENCE/WOOD	0	0	0	0	205.00	UT	7.75	7.75	100	2014	2014	3	100	1,589	

LAND DESCRIPTION

TOTAL OB/XF 3,893

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	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 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS