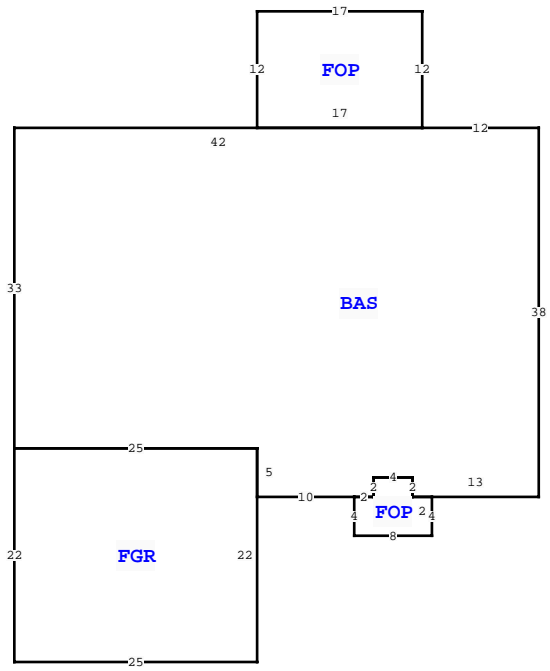


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,294	119.9793	134.38	308,268	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1919 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		249,697	
TOTAL MARKET OB/XF VALUE		6,886	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		291,583	
SOH/AGL Deduction		12,023	
ASSESSED VALUE		279,560	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		228,149	
TOTAL JUST VALUE		291,583	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,666	

Quality	06	06			
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	1,919	100		1,919	208,879
FGR	550	55		302	32,872
FOP	40	30		12	1,307
FOP	204	30		61	6,640
TOTALS	2,713			2,294	249,697

343 SW WILSHIRE DR, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043938	Roof Replacement	15,000	03/16/2022
23202	SFR	556	05/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1678	2/18/2025	LE	U	I	14	100
GRANTOR: PORTER KRISTINA S (EN)						
GRANTEE: NELSON ASHLEY (RMDR)						
1465/2106	4/29/2022	WD	U	I	30	155,000
GRANTOR: SESSA DONNA J						
GRANTEE: PORTER KRISTINA S						

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	1,762.00	UT	3.00	3.00	100	2006	2006	3	100	5,286	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

BUILDING NOTES													
BAS= W12 FOP= N12 W17 S12 E17\$ W42 S33 FGR= S22 E25 N22 W25\$ E25 S5 E10 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N38\$.													

BUILDING DIMENSIONS													
BAS= W12 FOP= N12 W17 S12 E17\$ W42 S33 FGR= S22 E25 N22 W25\$ E25 S5 E10 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N38\$.													

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							