LOT 95 CALLAWAY S/D PHASE 3.

WD 1013-2461, WD 1040-1277, DC 1

NUNER KARIN
317 SW WILSHIRE DR
LAKE CITY, FL 32024

2027

15-4S-16-03023-395

BUILDING CHARACTERISTICS

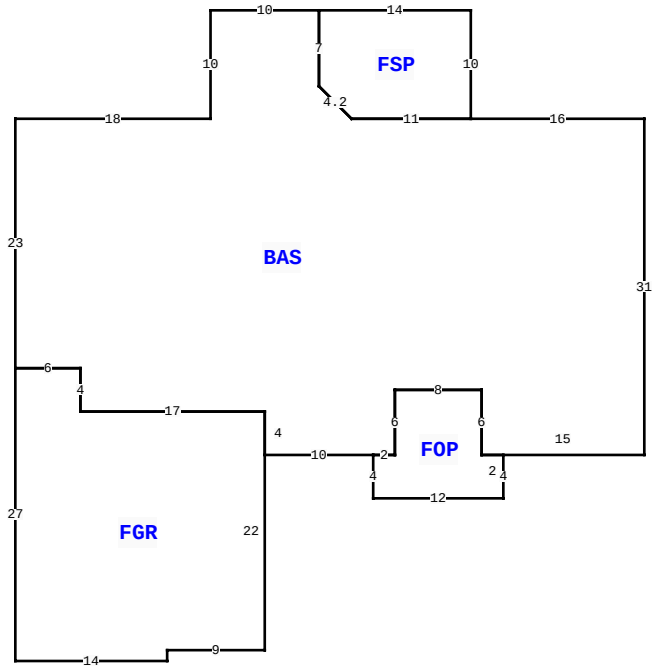
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100		1,739	189,413
FGR	544	55		299	32,568
FOP	96	30		29	3,159
FSP	136	40		54	5,881
TOTALS	2,515			2,121	231,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,121	122.2452	134.47	285,211	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2024 Heated Area: 1739 HX Base Yr 2024



317 SW WILSHIRE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,680.00	UT	3.00	3.00	100	2006	2006	3	100	5,040	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0120	CLFENCE 4	0	100	2019	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,021
TOTAL MARKET OB/XF VALUE		8,540
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,561
SOH/AGL Deduction		0
ASSESSED VALUE		274,561
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		218,150
TOTAL JUST VALUE		274,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044302	Roof Replacement	17,820	04/27/2022
24653	SFR	575	06/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2516	9/01/2023	WD	Q	I	01	295,000
GRANTOR: JACKSON CARMEN						
GRANTEE: NUNER KARIN						
1361/1910	6/04/2018	WD	Q	I	01	189,900
GRANTOR: STEVEN DALE TUFTS						
GRANTEE: GEORGE A JR & CARME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W14 S7 D3 R3 E11$ W11 L3 U3 N7 W10 S10 W18 S23 FGR= S27 E14 N1 E9 N22 W17 N4 W6$ E6 S4 E17 S4 E10 FOP= S4 E12 N4 W2 N6 W8 S6 W2$ E2 N6 E8 S6 E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,540

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 06/21/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS