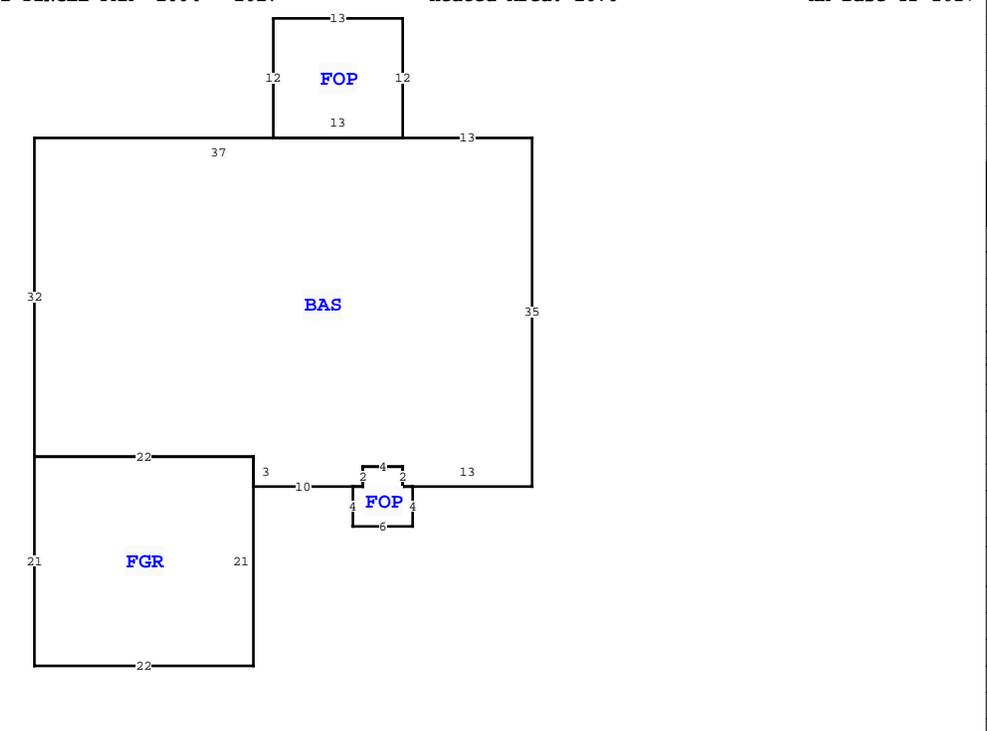


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
1	SINGLE FAM	100%	- 2017		Heated Area: 1676					HX Base Yr 2017	



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	1,676	100		1,676	175,801
FGR	462	55		254	26,643
FOP	32	30		10	1,049
FOP	156	30		47	4,930
TOTALS	2,326			1,987	208,422

281 SW WILSHIRE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			208,422
TOTAL MARKET OB/XF VALUE			2,878
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			246,300
SOH/AGL Deduction			85,783
ASSESSED VALUE			160,517
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			109,106
TOTAL JUST VALUE			246,300
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051275	Roof Replacement	50,000	10/25/2024
23326	SFR	513	06/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1809	8/02/2016	WD Q	Q	I	01	164,500
GRANTOR: JAMIE & RONNIE CREWS						
GRANTEE: WOODROW W JR & MIRI						
1245/2707	11/29/2012	WD U	U	I	12	129,500
GRANTOR: WELLS FARGO BANK						
GRANTEE: JAMIE & RONNIE CREW						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166

BUILDING NOTES	
BAS= W13 FOP= N12 W13 S12 E13\$ W37 S32 FGR= S21 E22 N21 W22\$ E22 S3 E10 FOP= S4 E6 N4 W1 N2 W4 S2 W1\$ E1 N2 E4 S2 E13 N35\$.	

BUILDING DIMENSIONS	
BAS= W13 FOP= N12 W13 S12 E13\$ W37 S32 FGR= S21 E22 N21 W22\$ E22 S3 E10 FOP= S4 E6 N4 W1 N2 W4 S2 W1\$ E1 N2 E4 S2 E13 N35\$.	

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	0		2.25	100	2006	2006	3	100	2,878	

LAND DESCRIPTION		TOTAL OB/XF														2,878								
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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							