SE1/4 OF SW1/4 EX 1 AC IN NE COR
SW1/4, EX 5 AC DESC ORB 720-149
AC DESC ORB 720-151 & EX RD R/W

WISE CINDY H
1637 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2026

09-4S-16-02823-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

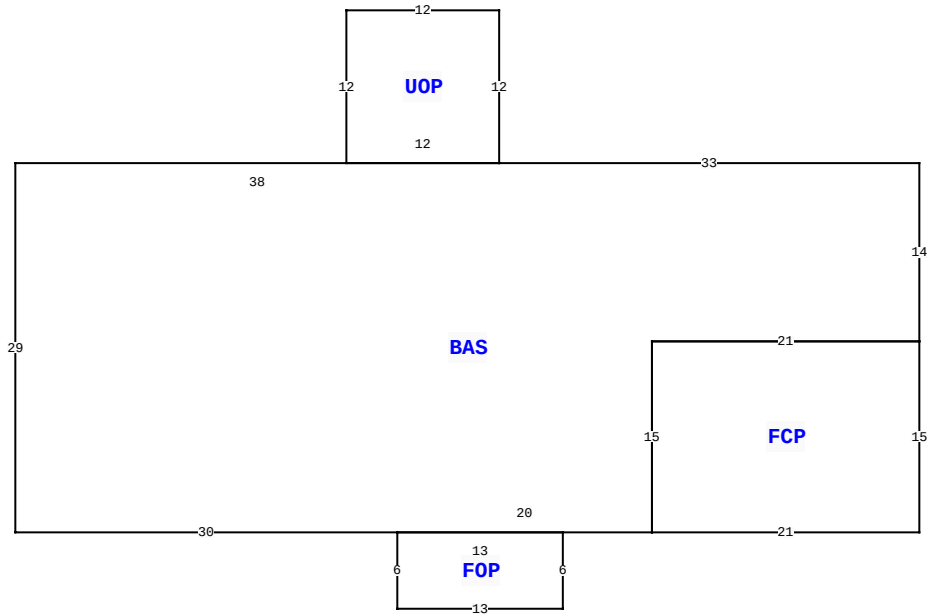
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100		1,744	136,701
FCP	315	25		79	6,193
FOP	78	30		23	1,803
UOP	144	20		29	2,273
TOTALS	2,281			1,875	146,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	107.6700	120.59	226,106	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1744 HX Base Yr 2023



1637 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,969
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		275,240
TOTAL MARKET VALUE		167,743
SOH/AGL Deduction		4,810
ASSESSED VALUE		162,933
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		107,211
TOTAL JUST VALUE		425,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047810	Remodel	13,315	08/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1816	6/25/2024	LE	U	V	14	100
GRANTOR: WISE CINDY (ENH LE)						
GRANTEE: WISE RICHARD AARON						
1518/1813	6/25/2024	WD	Q	V	01	150,000
GRANTOR: BRANNAKA CHARLES D						
GRANTEE: WISE CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N12 W12 S12 E12$ W38 S29 E30 FOP= S6 E13 N6 W13$ E20 FCP= E21 N15 W21 S15$ N15 E21 N14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	26.72	AC		1.00	1.00	1.00	281.00	281.00	7,508							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.52	AC		1.00	1.00	1.00	280.00	280.00	5,466							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.52	AC		1.00	1.00	1.00	7,000.00	7,000.00	136,640							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.72	AC		1.00	1.00	1.00	5,000.00	5,000.00	133,600							

REVIEW DATE 01/25/2024 BY KS Total Acres: 47.24 Total Land Value: 17,974 Market: 270,240 Agricultural: 12,974 Common: 5,000 PRINTED 11/11/2025 BY SYS