LOT 1 BLOCK A, WISE ESTATE S/D.
WD 1137-27, DC 1209-2549, PB 120

MCCLELLAN SUE F
124 SW WISE DR
LAKE CITY, FL 32024

2026

23-4S-16-03113-101

BUILDING CHARACTERISTICS

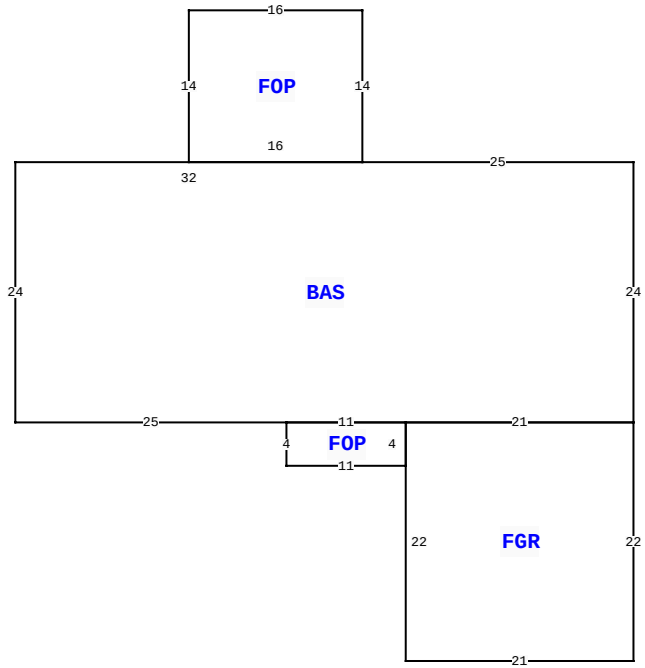
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	142,523
FGR	462	55		254	26,463
FOP	44	30		13	1,354
FOP	224	30		67	6,980
TOTALS	2,098			1,702	177,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	115.3350	129.18	219,864	2007	2007	0	0	0	19.35	80.65

1 SINGLE FAM 100% - 2008 Heated Area: 1368 HX Base Yr 2008



124 SW WISE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,320
TOTAL MARKET OB/XF VALUE		9,468
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		221,788
SOH/AGL Deduction		85,589
ASSESSED VALUE		136,199
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		30,477
TOTAL JUST VALUE		221,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048426	Roof Replacement	16,000	10/17/2023
25860	SFR	461	05/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1486/192	2/07/2023	LE	U	I	14	100
GRANTOR: MCCLELLAN SUE (ENH LI						
GRANTEE: BERRY ADYLEDIA E (R						
1225/1026	11/21/2011	PR	U	I	30	100
GRANTOR: JACQUELINE H MCCLELLA						
GRANTEE: SUE MCCLELLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N14 W16 S14 E16$ W32 S24 E25 FOP= S4 E11 N4 W11$ E11 FGR= S22 E21 N22 W21$ E21 N24$.

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	1,356.00	UT	3.00	3.00	100	2007	2007	3	100	4,068	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 9,468

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/06/2025 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS