



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	1,657	100		1,657	178,259
FGR	462	55		254	27,325
FOP	35	30		10	1,076
FOP	90	30		27	2,905

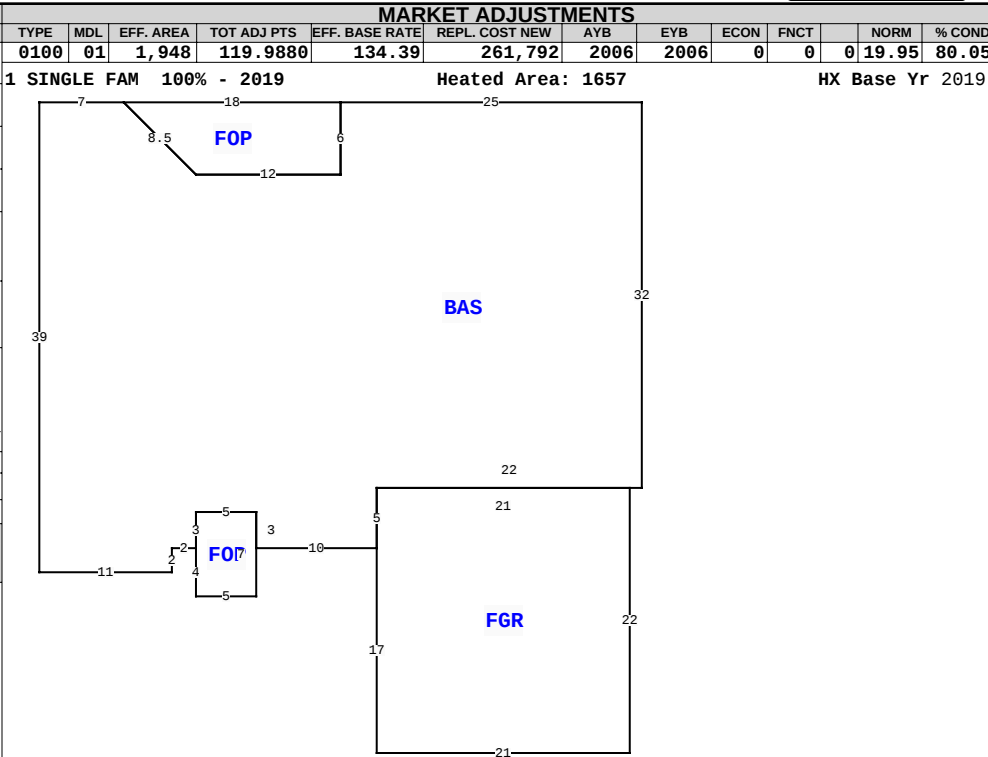
TOTALS 2,244 1,948 209,564

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	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0		1,410.00	3.00	100	2006	2006	3	100	4,230	
3	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2019	2019	3	100	600	
4	0120	CLFENCE 4	0	100	0	0		1.00	1,800.00	100	2025	2024		100	1,800	

LAND DESCRIPTION

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



172 SW WISE DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,948 119.9880 134.39 261,792 2006 2006 0 0 0 19.95 80.05

1 SINGLE FAM 100% - 2019 Heated Area: 1657 HX Base Yr 2019

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	209,564
TOTAL MARKET OB/XF VALUE	8,630
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	253,194
SOH/AGL Deduction	83,836
ASSESSED VALUE	169,358
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	118,636
TOTAL JUST VALUE	253,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052019	Roof Replacement	14,400	01/07/2025
24511	SFR	537	05/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1099/1647	10/18/2006	WD	Q	I		212,000
GRANTOR: JAMES CLAYTON JR & SU						
GRANTEE: JACK N & CRYSTAL L						
1077/1340	3/14/2006	WD	Q	V		53,100
GRANTOR: MARTIN & KIMBERLY SHE						
GRANTEE: JAMES CLAYTON JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W18 D6 R6 E12 N6\$ S6 W12 L6 U6 W7 S39 E11
N2 E2 FOP= S4 E5 N7 W5 S3\$ N3 E5 S3 E10 FGR= S17 E21 N22 W21
S5\$ N5 E22 N32 \$.