LOT 4 BLOCK A WISE ESTATE S/D.
WD 1058-2096, WD 1127-1573, FJ 1

ROSE JONATHAN/ROSE JESSICA
198 SW WISE DR
LAKE CITY, FL 32024

2026

23-4S-16-03113-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

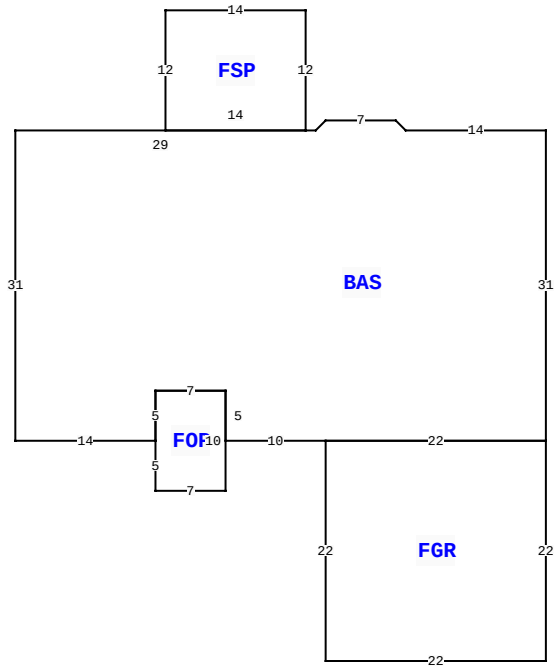
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,616	100		1,616	164,709
FGR	484	55		266	27,112
FOP	70	30		21	2,141
FSP	168	40		67	6,829
TOTALS	2,338			1,970	200,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	115.9290	129.84	255,785	2005	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2017 Heated Area: 1616 HX Base Yr 2017



198 SW WISE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,791
TOTAL MARKET OB/XF VALUE		24,043
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,834
SOH/AGL Deduction		136,431
ASSESSED VALUE		123,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,681
TOTAL JUST VALUE		259,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051243	Roof Replacement	16,000	10/24/2024
32123	POOL	165	07/15/2014
23006	SFR	503	04/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/877	8/28/2025	WD	Q	I	01	290,000
GRANTOR: GONZALEZ RIGOBERTO F						
GRANTEE: ROSE JONATHAN						
1412/1959	6/02/2020	WD	U	I	30	100
GRANTOR: LUIS A GONZALEZ						
GRANTEE: RIGOBERTO F & ESTHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L1 U1 W7 D1 L1 W1 FSP= N12 W14 S12 E14$ W29 S31 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E10 FGR= S22 E22 N22 W22$ E22 N31$.

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	1,428.00	UT	2.50	2.50	100	2005	2005	3	100	3,570	
2	0280	POOL R/CON	0	100	13	27	351.00	UT	70.00	70.00	100	2014	2014	3	76	18,673	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 24,043

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 10/22/2025 BY TP Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS