

LOT 7 BLOCK A WISE ESTATE S/D.
WD 1017-2264, WD 1038-2110,

BLUME-LLOYD MARY ANN
276 SW WISE DR
LAKE CITY, FL 32024

2026

23-4S-16-03113-107

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	02 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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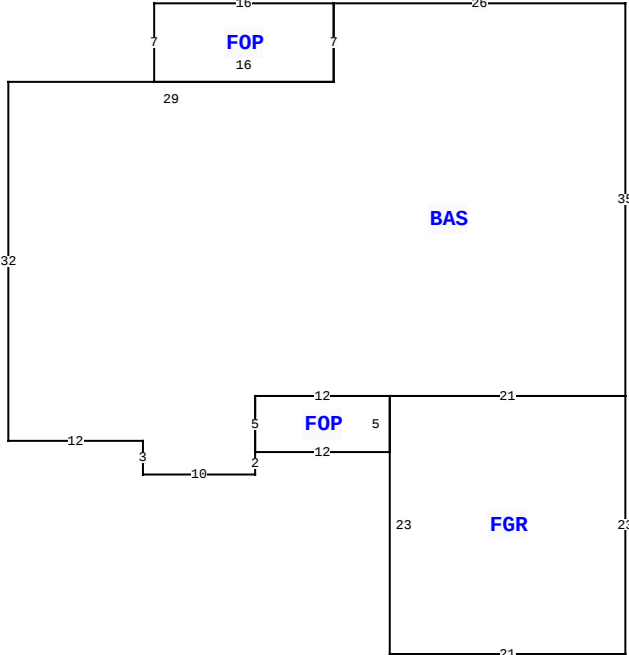
NEIGHBORHOOD/LOC	24416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100		1,840	204,799
FGR	483	55		266	29,607
FOP	60	30		18	2,003
FOP	112	30		34	3,784
TOTALS	2,495			2,158	240,194

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	0 0	1,036.00
2	0258	PATIO	0 100	0 0	1.00
3	0169	FENCE/WOOD	0 100	0 0	1.00
4	0296	SHED METAL	0 100	0 0	1.00
5	0296	SHED METAL	0 100	0 0	1.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,158	124.2202	139.13	300,243	2005	2005	0	0	0 20.00	80.00
1 SINGLE FAM 100% - 2019 Heated Area: 1840 HX Base Yr 2019											
											
276 SW WISE DR, LAKE CITY											

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

TOTAL OB/XF											
4,272											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						240,194					
TOTAL MARKET OB/XF VALUE						4,272					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						279,466					
SOH/AGL Deduction						97,436					
ASSESSED VALUE						182,030					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						126,308					
TOTAL JUST VALUE						279,466					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						282,469					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30540	MAINT/ALTR	30	10/19/2012
22207	SFR	570	08/18/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1369/1596	9/27/2018	WD Q	I	I	01	195,000	
GRANTOR: HORST DEDERICH & THO							
GRANTEE: MARY ANN BLUME-LLOY							
1300/1440	9/02/2015	WD Q	I	I	01	174,000	
GRANTOR: JOHN W & LISA A LUTHI							
GRANTEE: HORST DEDERICH & T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W26 FOP= W16 S7 E16 N7\$ S7 W29 S32 E12 S3 E10 N2 FOP= E12 N5 W12 S5\$ N5 E12 FGR= S23 E21 N23 W21\$ E21 N35\$.											