LOT 3 BLOCK C WISE ESTATE S/D.
WD 1041-818. WD 1041-819,

GARCIA NICOLE V
173 SW WISE DR
LAKE CITY, FL 32024

2026

23-4S-16-03113-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

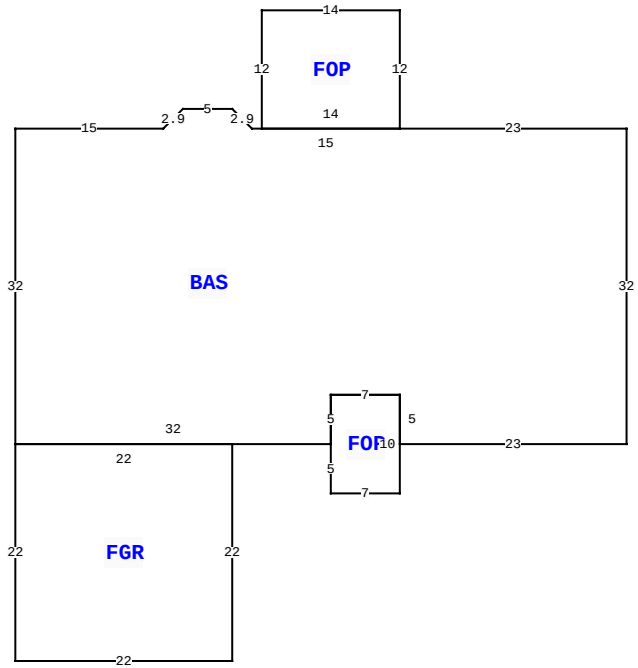
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,963	100		1,963	209,821
FGR	484	55		266	28,432
FOP	70	30		21	2,245
FOP	168	30		50	5,345
TOTALS	2,685			2,300	245,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,300	119.2950	133.61	307,303	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1963 HX Base Yr 2020



173 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		245,842
TOTAL MARKET OB/XF VALUE		9,004
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,846
SOH/AGL Deduction		91,796
ASSESSED VALUE		198,050
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,328
TOTAL JUST VALUE		289,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
224666	SFR	576	11/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0456	1/22/2019	WD	Q	I	01	224,000
GRANTOR: TRAVIS H & NICOLE A K						
GRANTEE: NICOLE V GARCIA						
1292/1554	4/09/2015	WD	Q	I	01	177,500
GRANTOR: CHAD N & SARA K CHANC						
GRANTEE: TRAVIS H & NICOLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N12 W14 S12 E14$ W15 L2 U2 W5 D2 L2 W15 S32
FGR= S22 E22 N22 W22$ E32 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E23
N32$.

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	0169	FENCE/WOOD	0	100	0	0	176.00	UT	7.50	7.50	100	2005	2005	3	100	1,320	
2	0166	CONC,PAVMT	0	100	0	0	1,342.00	UT	2.00	2.00	100	2005	2005	3	100	2,684	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,004

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: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS