LOT 3 BLOCK A WISE ESTATE S/D.
WD 1022-191. WD 1077-1340.

HUFFMAN JACK N/HUFFMAN CRYSTAL L
172 SW WISE DR
LAKE CITY, FL 32024

2027

23-4S-16-03113-103

BUILDING CHARACTERISTICS

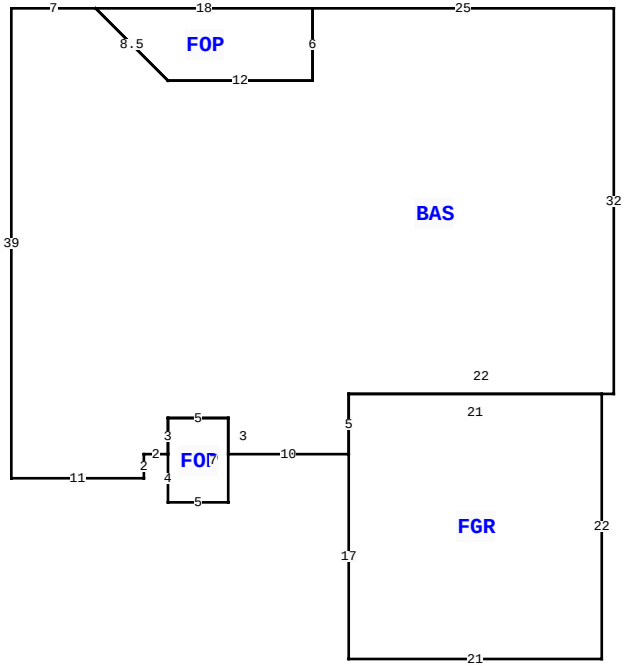
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,657	100		1,657	175,075
FGR	462	55		254	26,837
FOP	35	30		10	1,057
FOP	90	30		27	2,853
TOTALS	2,244			1,948	205,822

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	131.99	257,117	2006	2006	0	0	0	19.95	80.05

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



172 SW WISE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,822
TOTAL MARKET OB/XF VALUE		8,630
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		249,452
SOH/AGL Deduction		75,522
ASSESSED VALUE		173,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,519
TOTAL JUST VALUE		249,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,194

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 $.

LAND DESCRIPTION

TOTAL OB/XF 8,630

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 02/03/2025 BY JS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS