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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

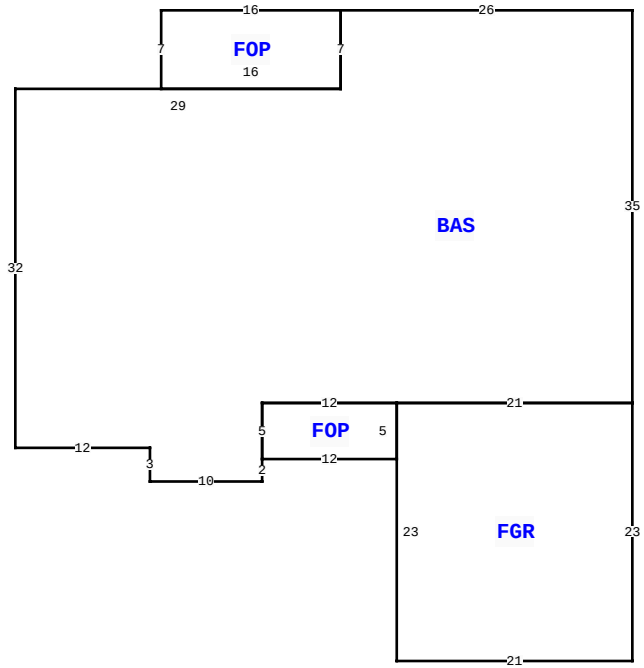
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100		1,840	208,450
FGR	483	55		266	30,134
FOP	60	30		18	2,039
FOP	112	30		34	3,852
TOTALS	2,495			2,158	244,475

MARKET ADJUSTMENTS

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	141.61	305,594	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	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,475
TOTAL MARKET OB/XF VALUE		4,272
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,747
SOH/AGL Deduction		102,247
ASSESSED VALUE		181,500
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		125,089
TOTAL JUST VALUE		283,747
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	01	195,000
GRANTOR: HORST DEDERICHS & THO						
GRANTEE: MARY ANN BLUME-LLOY						
1300/1440	9/02/2015	WD	Q	I	01	174,000
GRANTOR: JOHN W & LISA A LUTHI						
GRANTEE: HORST DEDERICHS & T						

BUILDING NOTES

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$.

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	1,036.00	UT	2.00	2.00	100	2005	2005	3	100	2,072	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,272

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: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS