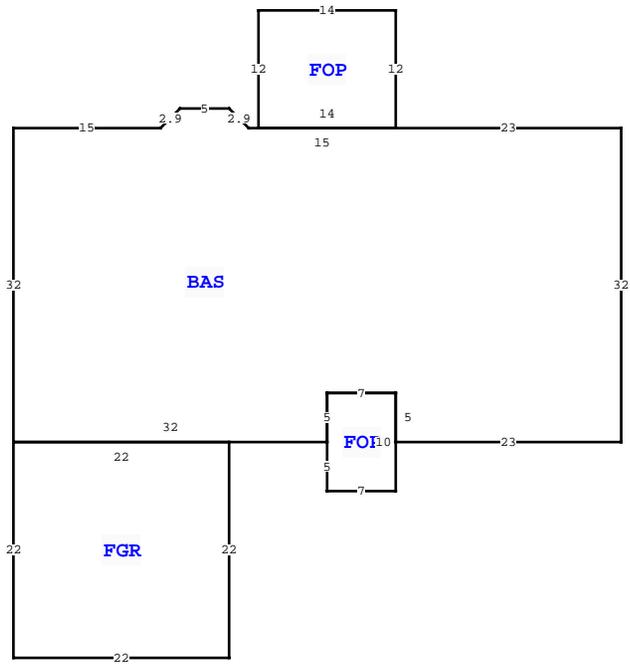


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/

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	136.00	312,800	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2020 Heated Area: 1963 HX Base Yr 2020													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100		1,963	213,574
FGR	484	55		266	28,941
FOP	70	30		21	2,285
FOP	168	30		50	5,440
TOTALS	2,685			2,300	250,240

173 SW WISE DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		250,240		
TOTAL MARKET OB/XF VALUE		9,004		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		294,244		
SOH/AGL Deduction		96,770		
ASSESSED VALUE		197,474		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		146,063		
TOTAL JUST VALUE		294,244		
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	Q	I	01	224,000
GRANTOR: TRAVIS H & NICOLE A K						
GRANTEE: NICOLE V GARCIA						
1292/1554	4/09/2015	WD Q	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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							