LOT 7 BLOCK C WISE ESTATE S/D.
WD 1036-2160 & WD 1201-1028, WD

D'ANNUNZIO MICHAEL/D'ANNUNZIO AMBER
281 SW WISE DR
LAKE CITY, FL 32024

2027

23-4S-16-03113-137

BUILDING CHARACTERISTICS

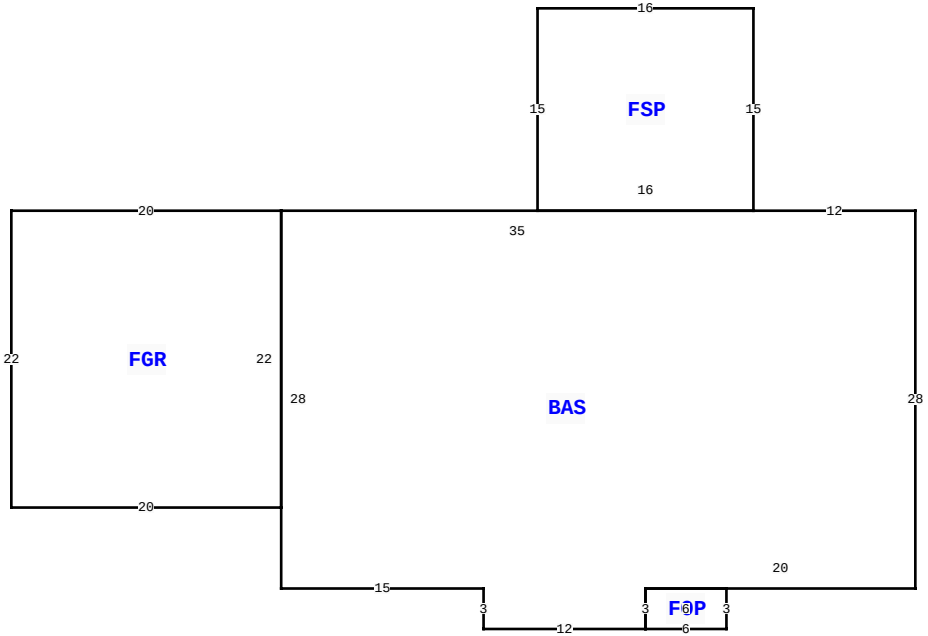
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,352	100		1,352	144,609
FGR	440	55		242	25,884
FOP	18	30		5	535
FSP	240	40		96	10,268
TOTALS	2,050			1,695	181,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	115.9340	127.53	216,163	2004	2010	0	0	0	16.13	83.87

1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr



281 SW WISE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1,049.00	UT	2.00	2.00	100	2004	2004	3	100	2,098	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,296
TOTAL MARKET OB/XF VALUE	2,098
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	218,394
SOH/AGL Deduction	0
ASSESSED VALUE	218,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,394
TOTAL JUST VALUE	218,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055077	Roof Replacement	13,700	02/23/2026
22055	SFR	430	07/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2263	6/29/2026	WD	Q	I	01	285,000
GRANTOR: TENNEBOE TYLER J						
GRANTEE: D'ANNUNZIO MICHAEL						
1201/1028	9/08/2010	WD	Q	I	01	115,000
GRANTOR: JAMES S POTTS & CAROL						
GRANTEE: TYLER J TENNEBOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N15 W16 S15 E16$ W35 FGR= W20 S22 E20 N22$ S28 E15 S3 E12 FOP= E6 N3 W6 S3$ N3 E20 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,098

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	0		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 10/21/2026 BY TP Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS