LOT 31 BLOCK C WISE ESTATE S/D

WD 1037-2675, WD 1050-2379, WD 1

MCKENZIE RYAN S/MCKENZIE KRISTINA M
569 NW HORIZON ST
LAKE CITY, FL 32055

2027

24-4S-16-03113-161

BUILDING CHARACTERISTICS

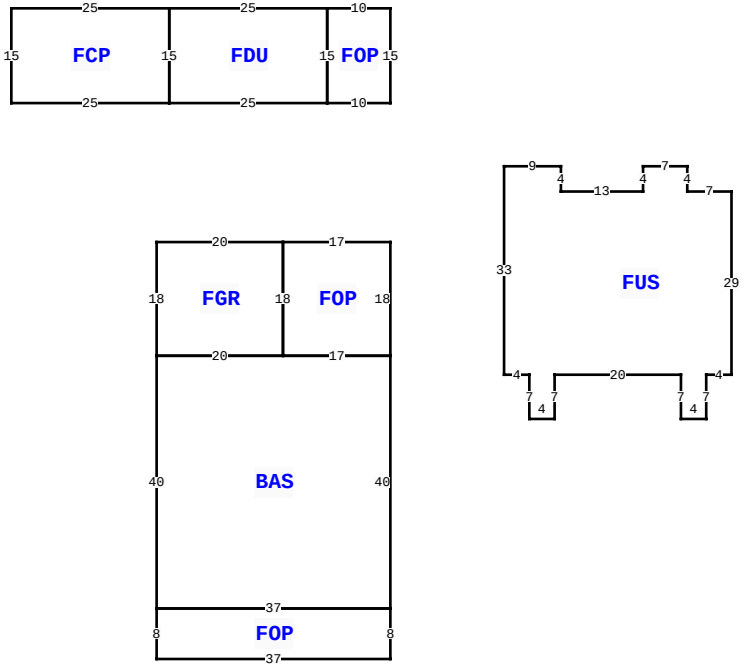
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,480	100		1,480	154,977
FCP	375	25		94	9,843
FDU	375	60		225	23,561
FGR	360	55		198	20,734
FOP	150	30		45	4,713
FOP	296	30		89	9,319
FOP	306	30		92	9,633
FUS	1,164	100		1,164	121,887
TOTALS	4,506			3,387	354,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,387	116.0900	127.70	432,520	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2027 Heated Area: 2644 HX Base Yr



241 SW GARDNER TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,666
TOTAL MARKET OB/XF VALUE	28,797
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	418,463
SOH/AGL Deduction	0
ASSESSED VALUE	418,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,463
TOTAL JUST VALUE	418,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24873	POOL	200	08/15/2006
24545	SFR	668	05/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1382/2232	4/17/2019	WD	Q	I	01	285,000
GRANTOR: GREGORY & JENNIFER PL						
GRANTEE: RYAN S & KRISTINA M						
1289/1378	2/17/2015	WD	Q	I	01	263,000
GRANTOR: JOHN C & HALEY G BULL						
GRANTEE: GREGORY MORRISON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N40 FOP= N18 W17 S18 E17$ W17 FGR= N18 W20 S18 E20$ W20 S40 FOP= S8 E37 N8 W37$ E37$ PTR= N30 E50 FUS= N7 E4 N29 W7 N4 W7 S4 W13 N4 W9 S33 E4 S7 E4 N7 E20 S7 E4$ S30 W50$ PTR= N80 FOP= N15 W10 FDU= W25 FCP= W25 S15 E25 N15$ S15 E25 N15$ S15 E10$ S80$.

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	0	0	0	400.00	UT	13.50	13.50	100	2007	2007	3	100	5,400	
2	0280	POOL R/CON	0	0	16	32	562.00	UT	59.50	59.50	100	2007	2007	3	54	18,057	
3	0166	CONC,PAVMT	0	0	0	0	1,780.00	UT	3.00	3.00	100	2007	2007	3	100	5,340	

LAND DESCRIPTION

TOTAL OB/XF 28,797

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 02/17/2025 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS