LOT 6 BLOCK C WISE ESTATE S/D.
WD 1056-2057, WD 1084-1284,

CANNON REX S III/CANNON HILARY C
251 SW WISE DR
LAKE CITY, FL 32024

2023

23-4S-16-03113-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

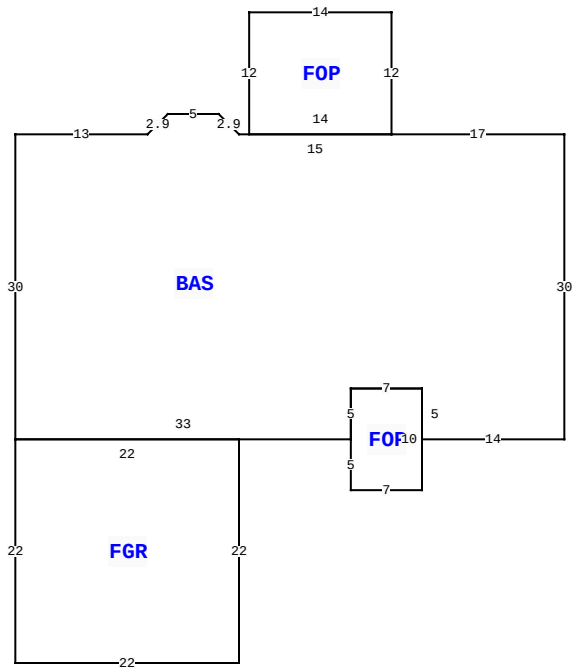
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	1,599	145,749
FGR	484	55	266	24,246
FOP	70	30	21	1,914
FOP	168	30	50	4,558
TOTALS	2,321		1,936	176,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	117.4140	111.54	215,941	2005	2005	0	0	0	18.28	81.72

1 SINGLE FAM – 100% - 2015 HX Base Yr 2015



251 SW WISE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,467
TOTAL MARKET OB/XF VALUE		4,916
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		209,383
SOH/AGL Deduction		71,713
ASSESSED VALUE		137,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,670
TOTAL JUST VALUE		209,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22850	SFR	487	02/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/1370	8/12/2014	WD	U	I	12	135,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: REX S III & HILARY						
1271/1727	3/24/2014	QC	U	I	12	174,400
GRANTOR: SEAN & REBECCA NORTON						
GRANTEE: FLORIDA CREDIT UNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N12 W14 S12 E14$ W15 L2 U2 W5 D2 L2 W13 S30
FGR= S22 E22 N22 W22$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E14
N30$.

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	1,408.00	UT	2.00	2.00	100	2005	2005	3	100	2,816	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 4,916

LN	USE CODE	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	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 06/13/2019 BY KRBC Total Acres: 0.55 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/17/2023 BY SYS