LOT 11 OAK MEADOW PLANTATION
UNIT 2.

GERBERICH NED L JR/GERBERICH CASSANDRA E
4430 NW WISTERIA DR
LAKE CITY, FL 32055

2025

34-3S-16-02462-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

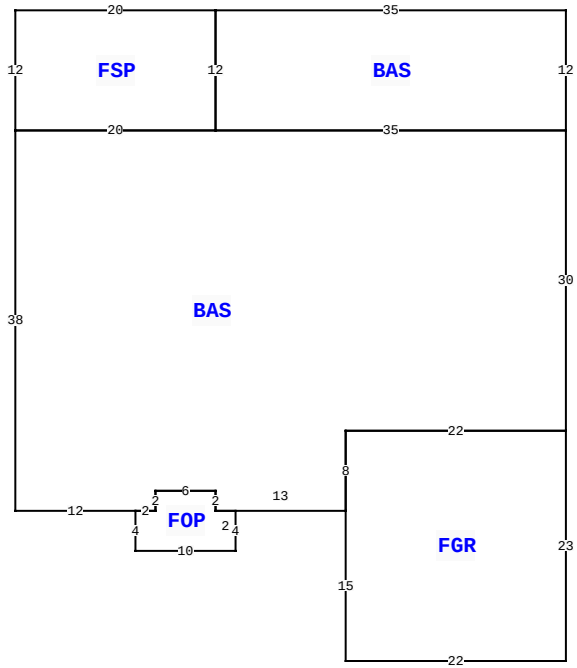
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	420	41,483
BAS	1,902	100	1,902	187,859
FGR	506	55	278	27,458
FOP	52	30	16	1,580
FSP	240	40	96	9,482
TOTALS	3,120		2,712	267,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	114.7104	120.45	326,660	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2322 HX Base Yr 2017



4430 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		267,861
TOTAL MARKET OB/XF VALUE		16,989
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		314,850
SOH/AGL Deduction		90,888
ASSESSED VALUE		223,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,962
TOTAL JUST VALUE		314,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3064	SFR	348	10/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/0206	10/15/2016	WD	Q	I	01	189,000
GRANTOR: TARA E & BRENT L MART						
GRANTEE: NED L GERBERICH JR						
1225/0346	11/11/2011	WD	Q	I	01	186,000
GRANTOR: PAMELA A ENDRES						
GRANTEE: TARA E & BRENT L MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 BAS= N12 W35 S12 E35$ W35 FSP= N12 W20 S12 E20$ W20 S38 E12 FOP= S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E13 FGR= S15 E22 N23 W22 S8$ N8 E22 $.

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	1,562.00	UT	2.50	2.50	100	2005	2005	3	100	3,905	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0030	BARN,MT	0	100	24	24	576.00	UT	9.00	9.00	100	2022	2021		100	5,184	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 16,989

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	30,000.00	30,000.00	30,000							

REVIEW DATE 06/02/2023 BY KS Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 12/31/2024 BY SYS