LOT 1 FOREST PLANTATION UNIT 2,
WD 1015-1158, WD 1038-2741, WD 1

CASON GRAYSON JR/CASON DONNA
4103 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02461-201

COLUMBIA COUNTY PROPERTY

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 Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

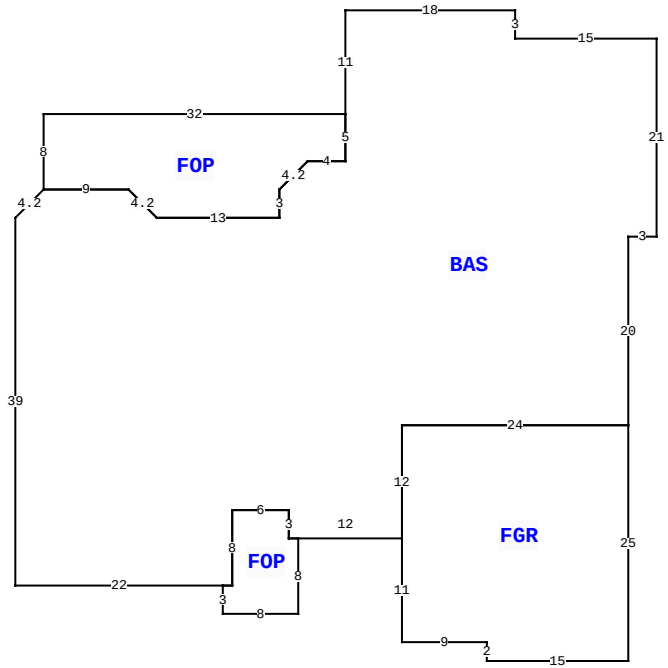
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100		2,780	306,059
FGR	582	55		320	35,230
FOP	77	30		23	2,532
FOP	283	30		85	9,358
TOTALS	3,722			3,208	353,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,208	119.8774	134.26	430,706	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2015 Heated Area: 2780 HX Base Yr 2015



4103 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		353,179
TOTAL MARKET OB/XF VALUE		8,195
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		396,374
SOH/AGL Deduction		119,911
ASSESSED VALUE		276,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,741
TOTAL JUST VALUE		396,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3467	SFR	736	11/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/2342	2/11/2014	WD	Q	I	01	260,000
GRANTOR: LAURIE THOMPSON						
GRANTEE: GRAYSON CASON JR &						
1264/0385	10/09/2013	WD	U	I	11	100
GRANTOR: MARK THOMPSON						
GRANTEE: LAURIE THOMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N3 W18 S11 FOP= W32 S8 E9 D3 R3 E13 N3 R3 U3 E4 N5$ S5 W4 D3 L3 S3 W13 L3 U3 W9 D3 L3 S39 E22 FOP= S3 E8 N8 W1 N3 W6 S8 W1$ E1 N8 E6 S3 E12 FGR= S11 E9 S2 E15 N25 W24 S12$ N12 E24 N20 E3 N21$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,665.00	UT	3.00	3.00	100	2007	2007	3	100	4,995	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,195

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS