

LOT 2 FOREST PLANTATION UNIT 2.
950-192,

SALTIVAN RICHARD C/SALTIVAN GENEVIEVE
4077 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02461-202



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	34316.060	1.00/
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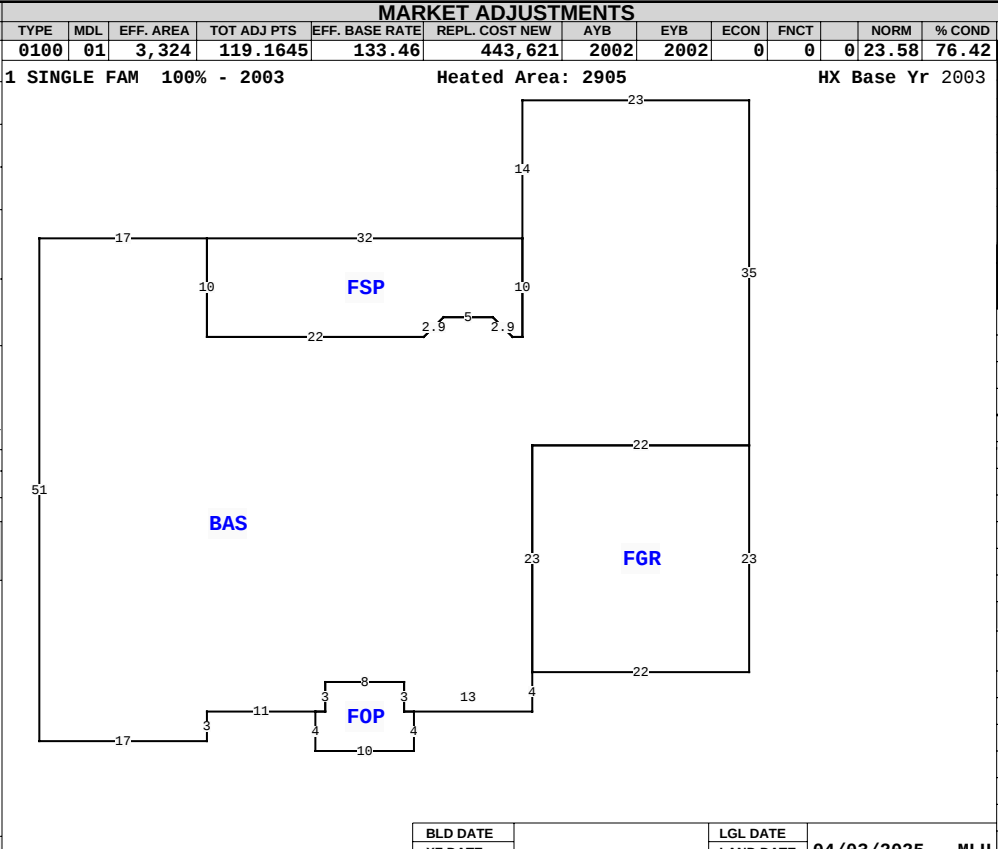
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100		2,905	296,281
FGR	506	55		278	28,353
FOP	64	30		19	1,938
FSP	306	40		122	12,443
TOTALS	3,781			3,324	339,015

EXTRA FEATURES					
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L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,940.00	UT	2.00	2.00	100	2002	2002	3	100	3,880	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION			TOTAL OB/XF 7,080														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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
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TOTAL OB/XF 7,080																	
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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

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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
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Total Acres:	0.66	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
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COLUMBIA COUNTY PROPERTY																	PAGE 1 of 1	1
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VALUATION SUMMARY																	STANDARD
VALUATION BY																	
Tax Group: 1																	
Tax Dist:																	
BUILDING MARKET VALUE																	339,015
TOTAL MARKET OB/XF VALUE																	7,080
TOTAL LAND VALUE - MARKET																	35,000
TOTAL MARKET VALUE																	381,095
SOH/AGL Deduction																	114,765
ASSESSED VALUE																	266,330
TOTAL EXEMPTION VALUE																	50,722
BASE TAXABLE VALUE																	215,608
TOTAL JUST VALUE																	381,095
NCON VALUE																	0
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	385,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2352	SFR	657	04/26/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0950/1192	3/28/2002	WD	P	V	99	26,800	

GRANTOR: JOHN RUSSELL NORTH							
GRANTEE: RICHARD C & GENEVIE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W23 S14 FSP= W32 S10 E22 R2 U2 E5 D2 R2 E1 N10 \$ S10 W1 L2 U2 W5 D2 L2 W22 N10 W17 S51 E17 N3 E11 FOP= S4 E10 N4 W1 N3 W8 S3 W1\$ E1 N3 E8 S3 E13 N4 FGR= E22 N23 W22 S23\$ N23 E22 N35\$.							