LOT 4 FOREST PLANTATION UNIT 2.
941-1254, QC 1500-684

HANNIGAN MIRIAM B
4037 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02461-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

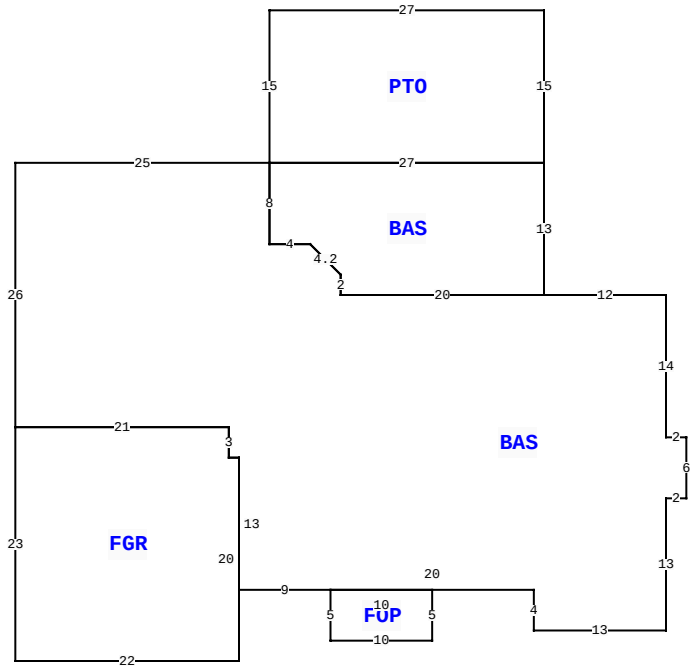
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	321	100		321	32,727
BAS	1,927	100		1,927	196,465
FGR	503	55		277	28,242
FOP	50	30		15	1,529
PTO	405	5		20	2,039
TOTALS	3,206			2,560	261,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,560	119.7756	134.15	343,424	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2248 HX Base Yr 2002



4037 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		261,002
TOTAL MARKET OB/XF VALUE		4,098
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		300,100
SOH/AGL Deduction		93,095
ASSESSED VALUE		207,005
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,283
TOTAL JUST VALUE		300,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4073	ADDN SFR	50	02/07/2007
2148	SFR	540	07/26/2001
00066			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/684	8/15/2023	QC	U	I	11	100

GRANTOR: HANNIGAN JAMES F JR
GRANTEE: HANNIGAN MIRIAM B

0941/1254	11/30/2001	WD	Q	I		149,500

GRANTOR: JOHN RUSSELL NORTH
GRANTEE: JAMES JR & MIRIAM B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S26 FGR= S23 E22 N20 W1 N3 W21$ E21 S3 E1 S13 E9 FOP= S5 E10 N5 W10$ E20 S4 E13 N13 E2 N6 W2 N14 W12 BAS= N13 W27 S8 E4 D3 R3 S2 E20$ W20 N2 L3 U3 W4 N8$ PTO= E27 N15 W27 S15$.

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	2,110.00	UT	1.50	1.50	100	2001	2001	3	100	3,165	
2	0166	CONC,PAVMT	0	100	0	0	311.00	UT	3.00	3.00	100	2007	2007	3	100	933	

LAND DESCRIPTION

TOTAL OB/XF 4,098

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 04/29/2025 BY JS Total Acres: 0.65 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS