LOT 6 FOREST PLANTATION UNIT 2.
WD 1045-1499, WD 1073-2318, DC 1

PATEL MEHUL
4001 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02461-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

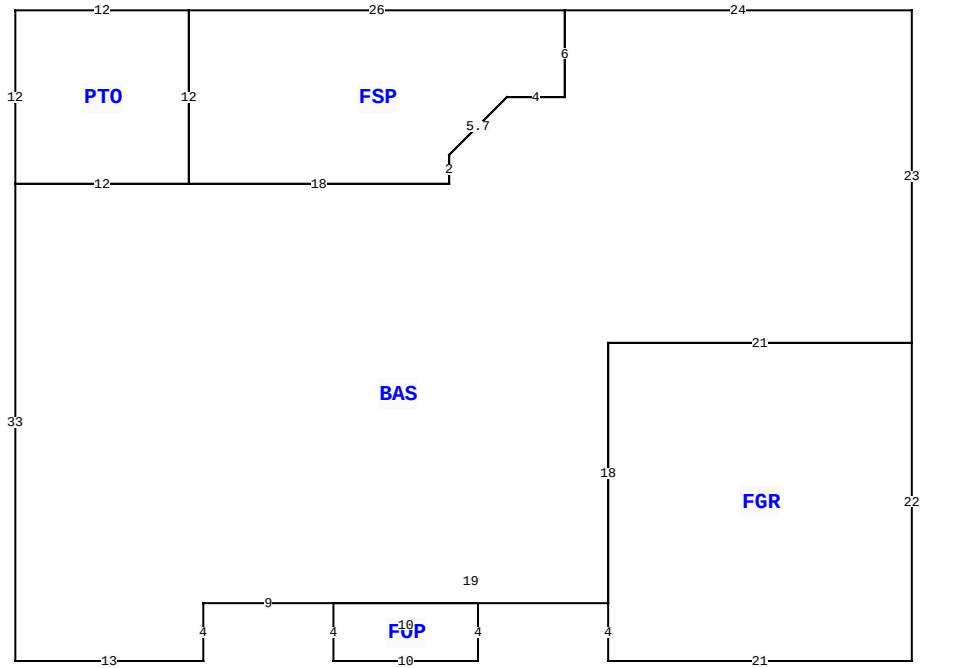
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,800	100		1,800	170,415
FGR	462	55		254	24,048
FOP	40	30		12	1,136
FSP	272	40		109	10,319
PTO	144	5		7	663
TOTALS	2,718			2,182	206,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	105.5981	118.27	258,065	2006	2006	0	0	0	19.95	80.05

1 SINGLE FAM 100% - 2022 Heated Area: 1800 HX Base Yr 2022



4001 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		206,581
TOTAL MARKET OB/XF VALUE		4,126
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		245,707
SOH/AGL Deduction		26,533
ASSESSED VALUE		219,174
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,452
TOTAL JUST VALUE		245,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3290	SFR	50	02/06/2006
3290	SFR	605	06/13/2005
00361			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1501	9/30/2021	WD	Q	I	01	180,000
GRANTOR: HEMES LIVING TRUST						
GRANTEE: PATEL MEHUL						
1271/2159	3/19/2014	WD	U	I	12	165,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: NICHOLAS HEMES TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W26 PTO= W12 S12 E12 N12$ S12 E18 N2 R4 U4 E4 N6$ S6 W4 D4 L4 S2 W18 W12 S33 E13 N4 E9 FOP= S4 E10 N4 W10$ E19 FGR= S4 E21 N22 W21 S18$ N18 E21 N23$.

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	2,063.00	UT	2.00	2.00	100	2006	2006	3	100	4,126	

LAND DESCRIPTION

TOTAL OB/XF 4,126

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: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS