LOT 7 FOREST PLANTATION UNIT 2

994-1512,

BOTTOMS LUCILLE M/MRVICA TIFFANY M WILKERSON
3993 NW WISTERIA DR
LAKE CITY, FL 32055-4800

2026

34-3S-16-02461-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

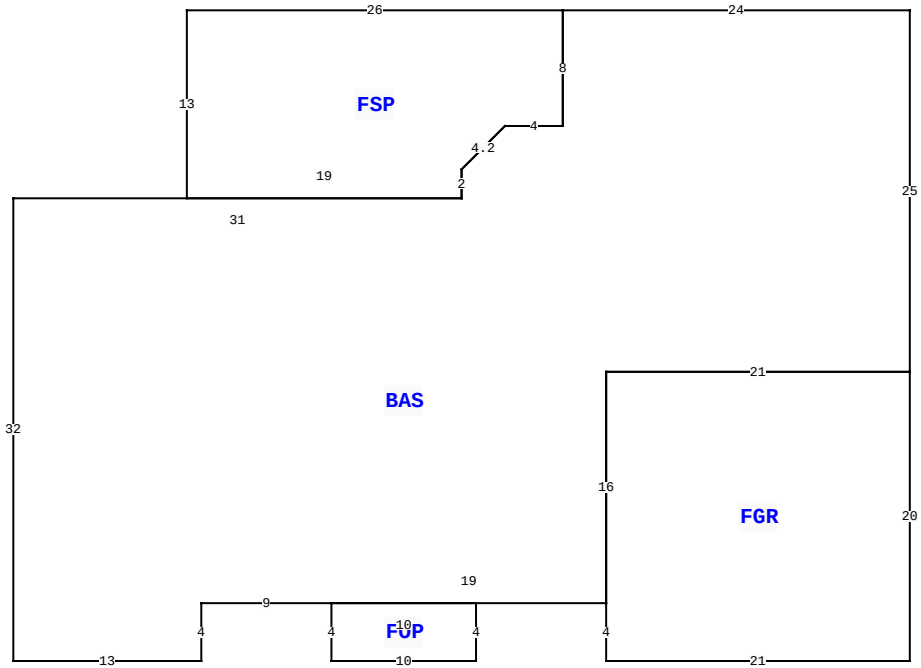
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,795	100		1,795	195,612
FGR	420	55		231	25,174
FOP	40	30		12	1,308
FSP	308	40		123	13,404
TOTALS	2,563			2,161	235,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,161	125.6756	140.76	304,182	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2016 Heated Area: 1795 HX Base Yr 2016



3993 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		235,498
TOTAL MARKET OB/XF VALUE		3,912
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,410
SOH/AGL Deduction		82,652
ASSESSED VALUE		191,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,036
TOTAL JUST VALUE		274,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044516	Roof Replacement	19,410	05/23/2022
2779	SFR	502	10/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/1512	9/11/2003	WD	Q	V		28,800

GRANTOR: NORTH

GRANTEE: BOTTOMS & WILKERSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W26 S13 E19 N2 R3 U3 E4 N8$ S8 W4 D3 L3 S2 W31 S32 E13 N4 E9 FOP= S4 E10 N4 W10$ E19 FGR= S4 E21 N20 W21 S16$ N16 E21 N25$.

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	1,656.00	UT	2.00	2.00	100	2004	2004	3	100	3,312	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,912

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