LOT 8 FOREST PLANTATION UNIT 2.
WD 1034-1585, WD 1073-1027, WD 1

HART DENNIS GARY/HART PATRICIA DARLENE
3992 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02461-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

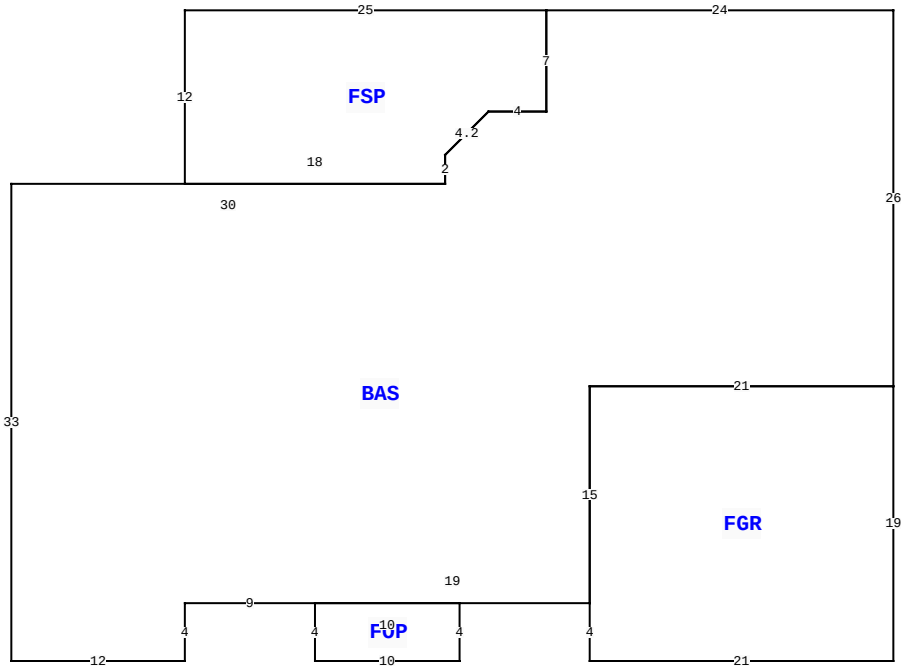
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,821	100		1,821	199,800
FGR	399	55		219	24,029
FOP	40	30		12	1,317
FSP	270	40		108	11,850
TOTALS	2,530			2,160	236,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	122.4531	137.15	296,244	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1821 HX Base Yr 2020



3992 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		236,995
TOTAL MARKET OB/XF VALUE		21,918
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		293,913
SOH/AGL Deduction		66,389
ASSESSED VALUE		227,524
TOTAL EXEMPTION VALUE	HX HB VX 13	227,524
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3243	POOL	80	05/03/2005
3160	SFR	521	01/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/987	7/29/2025	LE	U	I	14	100
GRANTOR: HART DENNIS GARY (ENH						
GRANTEE: HART GARY AND DAREL						
1384/0530	4/25/2019	WD	Q	I	01	240,000
GRANTOR: HEMES REVOCABLE TRUST						
GRANTEE: DENNIS GARY & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W25 S12 E18 N2 R3 U3 E4 N7$ S7 W4 D3 L3 S2 W30S33 E12 N4 E9 FOP= S4 E10 N4 W10$ E19 FGR= S4 E21 N19 W21 S15 $ N15 E21 N26$.

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	0280	POOL R/CON	0	100	14	27	378.00	UT	70.00	70.00	100	2005	2005	3	47	12,436	
2	0282	POOL ENCL	0	100	24	36	864.00	UT	15.00	15.00	100	2005	2005	3	40	5,184	
3	0296	SHED METAL	0	100	8	8	64.00	UT	7.00	7.00	100	2005	2005	3	100	448	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0166	CONC,PAVMT	0	100	0	0	1,380.00	UT	2.50	2.50	100	2005	2005	3	100	3,450	

LAND DESCRIPTION

TOTAL OB/XF 21,918

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