

LOT 12 FOREST PLANTATION UNIT 2.
960-291, WD 1073-1903,

PATEL DARSHNA S
4066 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02461-212



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	2,090	100		2,090	209,837
FEP	298	80		238	23,895
FGR	524	55		288	28,915
FOP	35	30		10	1,004
TOTALS	2,947			2,626	263,652

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,917.00	UT	3.00	3.00
2	0120	CLFENCE	4	0	100	1.00	UT	600.00	600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,626	117.3060	131.38	345,004	2002	2002	0	0	23.58	76.42

1 SINGLE FAM 100% - 2007

Heated Area: 2090

HX Base Yr 2007

4066 NW WISTERIA DR, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/03/2025 MLU				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		263,652			
TOTAL MARKET OB/XF VALUE		6,351			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		305,003			
SOH/AGL Deduction		101,386			
ASSESSED VALUE		203,617			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		152,895			
TOTAL JUST VALUE		305,003			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		308,557			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2422	SFR	560	07/26/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1073/1903	2/07/2006	WD Q	Q	I	
GRANTOR: WILLIAMS AND JOAN OSW					SALE PRICE
GRANTEE: DARSHNA S PATEL					259,000
GRANTOR: JOHN RUSSELL NORTH					
GRANTEE: WILLIAM & JOAN OSWA					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W28 S30 E12 S2 E13 S11 E12 N5 E7 S9 E15 N41									
W26 U5L5 N1 \$									
FGR=[ORIG=-28,30] S22 E25 N20 W13 N2 W12 \$									
FEP=[ORIG=31,6] N10 W31 S5 D5R5 E26 \$									
FOP=[ORIG=9,43] E7 N5 W7 S5 \$									