



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	19	COMMON BRK 90								0100	01	2,642	116.6886	130.69	345,283	2002	2002	0	0	0	24.15	75.85																	
Exterior Wall	16	WD FR STUC 10								1 SINGLE FAM 100% - 2014										Heated Area: 2098										HX Base Yr 2014									
Roof Structur	03	GABLE/HIP 100																		VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 1										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										261,897									
Interior Floo	14	CARPET 80																		TOTAL MARKET OB/XF VALUE										10,788									
Interior Floo	12	HARDWOOD 20																		TOTAL LAND VALUE - MARKET										35,000									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										307,685									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										93,159									
Bedrooms	3	100																		ASSESSED VALUE										214,526									
Bathrooms	2	100																		TOTAL EXEMPTION VALUE										HX HB VX 55,722									
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										158,804									
Stories	1.	1. 100								TOTAL JUST VALUE										307,685																			
Architectual	05	CONV 100								NCON VALUE										0																			
Units	0	100								INCOME VALUE																													
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE										311,311																			
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	2,098	100		2,098	207,972																																		
FEP	292	80		234	23,196																																		
FGR	524	55		288	28,549																																		
FOP	75	30		22	2,181																																		
TOTALS	2,989			2,642	261,897																																		
EXTRA FEATURES										4086 NW WISTERIA DR, LAKE CITY																													
L N	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	2,132.00	UT	2.00	2.00	100	2002	2002	3	100	4,264																							
2	0166	CONC, PAVMT	0	100	0	0	252.00	UT	2.00	2.00	100	2003	2003	3	100	504																							
3	0294	SHED WOOD/	0	100	10	18	180.00	UT	14.00	14.00	100	2007	2007	3	100	2,520																							
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300																							
5	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																							
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000																							
LAND DESCRIPTION										TOTAL OB/XF										10,788																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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: 0.78 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS																																							