



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 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	3	100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	9,316
BAS	117	100		117	10,900
BAS	570	100		570	53,100
BAS	1,852	100		1,852	172,529
FGR	528	55		290	27,016
FOP	105	30		32	2,981
FOP	339	30		102	9,502
FUS	564	100		564	52,541

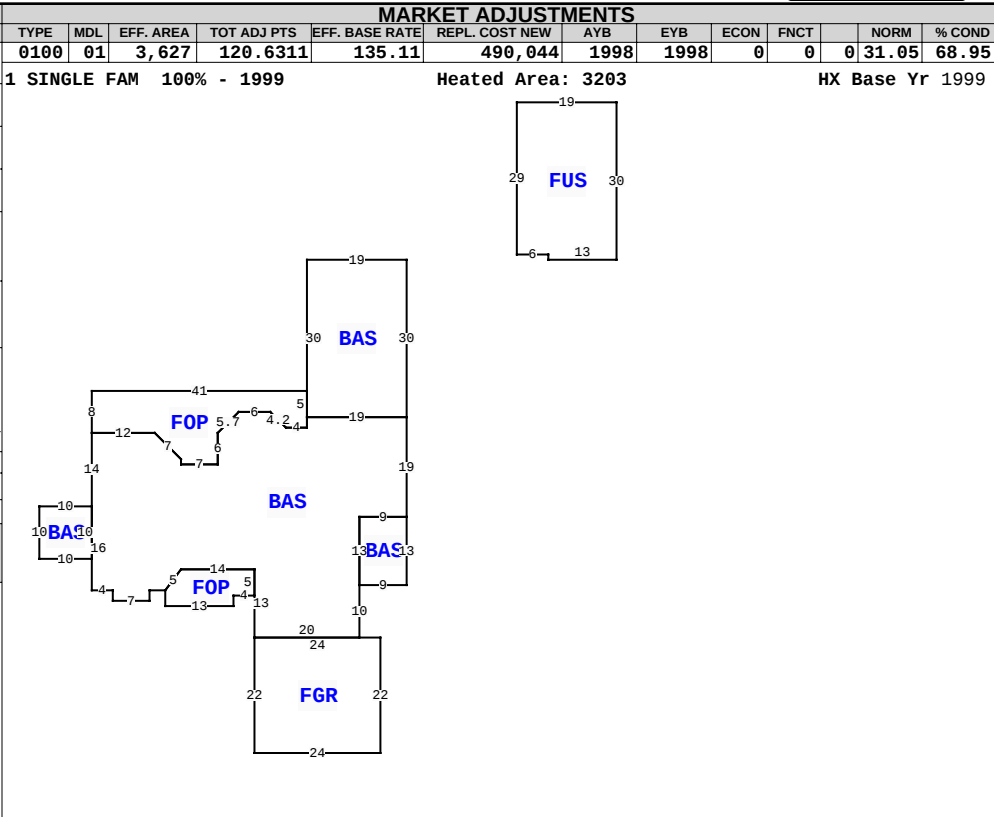
TOTALS 4,175 3,627 337,885

EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1998	1998	3	100	1,200
2	0166	CONC, PAVMT	0	100	0	0		220.00	UT 1.50	1.50	100	1998	1998	3	100	330
3	0280	POOL R/CON	0	100	16	32		512.00	UT 70.00	70.00	100	1998	1998	3	40	14,336
4	0264	PRCH, FSP	0	100	23	41		943.00	UT 4.00	4.00	100	1998	1998	3	100	3,772
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	800
6	0166	CONC, PAVMT	0	100	0	0		554.00	UT 1.50	1.50	100	1998	1998	3	100	831
7	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2007	2007	3	100	600

LAND DESCRIPTION

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	2	0.00	0.00	1.00	LT	1.00	1.00	1.00	35,000.00	35,000.00	35,000							



4178 NW WISTERIA DR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU
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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 3,627 120.6311 135.11 490,044 1998 1998 0 0 0 31.05 68.95
1 SINGLE FAM 100% - 1999 Heated Area: 3203 HX Base Yr 1999

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		337,885
TOTAL MARKET OB/XF VALUE		21,869
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		394,754
SOH/AGL Deduction		113,800
ASSESSED VALUE		280,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,232
TOTAL JUST VALUE		394,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2127	ADDN SFR	75	04/26/2011
620	ADDN SFR	50	03/17/2008
3793	ADDN SFR	128	06/27/2006
1194	POOL	65	03/27/1998
1108	SFR	591	11/12/1997

OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/1837		10/21/1997	WD	Q	V		21,500

GRANTOR: CRAPPS & COLE
GRANTEE: BROCCHI

SALES DATA

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 FOP= N5 W41 S8 E12 R5 D5 S1 E7 N6 U4 R4 E6 R3 D3 E4 N2\$ S2 W4 U3 L3 W6 L4 D4 S6 W7 N1 U5 L5 W12 S14 BAS= W10 S10 E10 N10\$ S16 E4 S2 E7 N2 E3 FOP= S3 E13 N2 E4 N5 W14 D4 L3 \$ R3 U4 E14 S13 FGR= S22 E24 N22 W24\$ E20 N10 BAS= E9 N13 W9 S13\$ N13 E9 N19\$ BAS= N30 W19 S30 E19\$ PTR= N30 E40 FUS= N30 W19 S29 E6S1 E13\$ S30 W40\$.