LOTS 6 & 7 OAK MEADOW PLANTATION
816-2412, 2423, 835-1284, 842-24

YONITIS JOHN B
4258 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02462-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

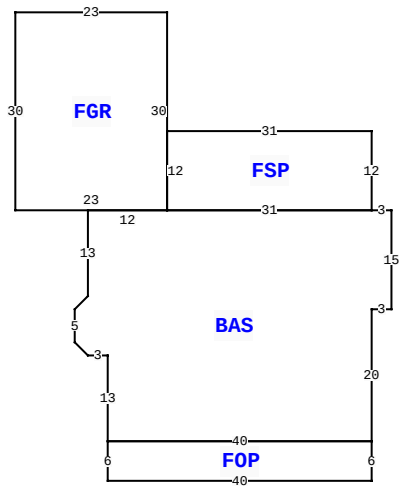
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	34316.070	1.00/

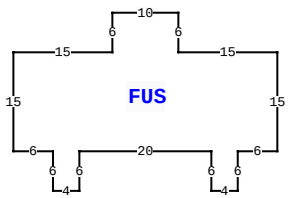
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100		1,525	166,618
FGR	690	55		380	41,518
FOP	240	30		72	7,867
FSP	372	40		149	16,279
FUS	708	100		708	77,354
TOTALS	3,535			2,834	309,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,834	128.3575	143.76	407,416	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2233 HX Base Yr 2002





4258 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		309,636
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		358,236
SOH/AGL Deduction		104,097
ASSESSED VALUE		254,139
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		198,417
TOTAL JUST VALUE		358,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044107	Roof Replacement	21,448	04/05/2022
2113	SFR	540	06/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/2404	3/05/1999	WD	Q	V		18,500
GRANTOR: DAHLBERG						
GRANTEE: YONITIS						
0842/2435	7/29/1997	WD	Q	V	01	100
GRANTOR: DAHLBERG PETE & THERE						
GRANTEE: PETE DAHLBERG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N12 W31 S12 E31$ W31 FGR= N30 W23 S30 E23$ W12 S13 L2 D2 S5 D2 R2 E3 S13 FOP= S6 E40 N6 W40 $ E40 N20 E3 N15$ PTR= E40 FUS= E6 S6 E4 N6 E20 S6 E4 N6 E6 N15 W15 N6 W10 S6 W15 S15$ W40$.

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	1,400.00	UT	1.50	1.50	100	2001	2001	3	100	2,100	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2007	2007	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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-2	0.00	0.00	1.00	LT		1.00	1.00	0.95	35,000.00	33,250.00	33,250							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.30	35,000.00	10,500.00	10,500							

REVIEW DATE 06/02/2023 BY JB Total Acres: 1.03 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/18/2025 BY SYS