

LOT 9 OAK MEADOW PLANTATION UNIT
816-2412, 976-1817, WD 1259-1755

KEUSCH DOUG C/KEUSCH PATTY
4211 NW WISTERIA DR
LAKE CITY, FL 32055

2025

34-3S-16-02462-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 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		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
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NEIGHBORHOOD/LOC	34316.070	1.00/
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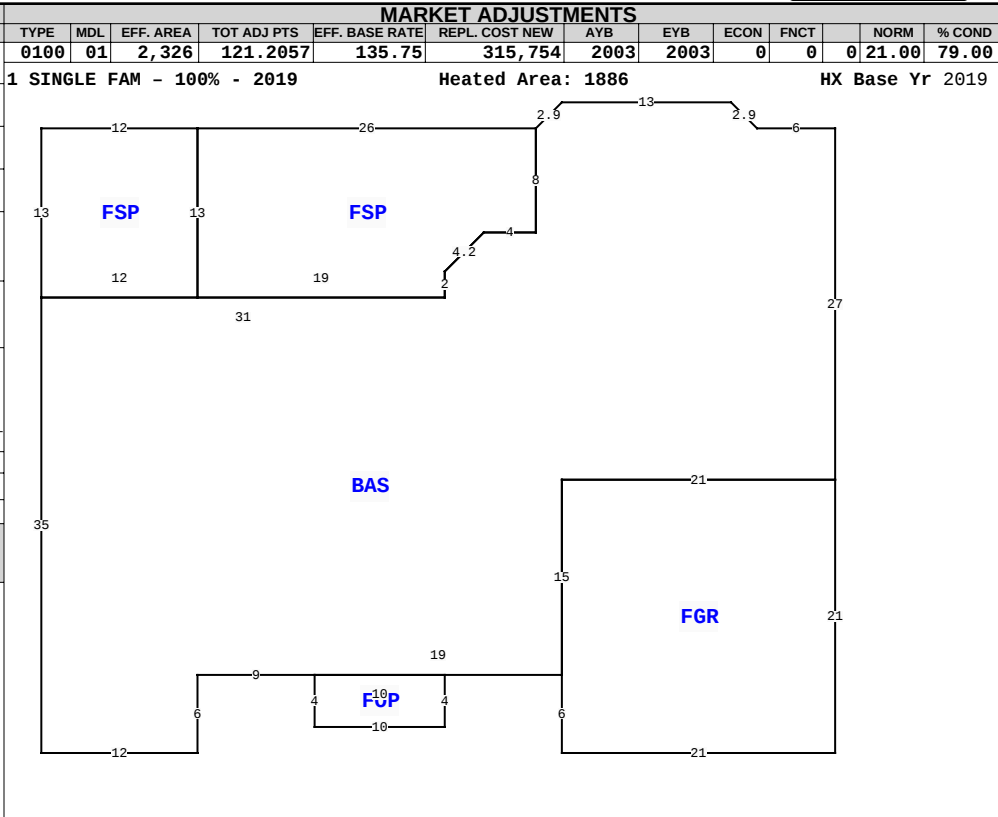
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100		1,886	202,260
FGR	441	55		243	26,060
FOP	40	30		12	1,287
FSP	156	40		62	6,649
FSP	308	40		123	13,191

TOTALS	2,831			2,326	249,446
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1,119.00	UT	2.00
3	0258	PATIO	0	100	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
5	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00
6	0282	POOL ENCL	0	100	27	50	1,350.00	UT	15.00
7	0169	FENCE/WOOD	0	100	0	0	360.00	UT	15.50
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00

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	2	0.00	0.00

REVIEW DATE	06/07/2023	BY	KS
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4211 NW WISTERIA DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1,119.00	UT	2.00	2.00	100	2003	2003	3	100	2,238	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	2022	2021		95	31,920	
6	0282	POOL ENCL	0	100	27	50	1,350.00	UT	15.00	15.00	100	2022	2021		80	16,200	
7	0169	FENCE/WOOD	0	100	0	0	360.00	UT	15.50	15.50	100	2022	2021		100	5,580	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

TOTAL OB/XF													58,938		
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	*RSF	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00				

Total Acres: 0.54	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		249,446	
TOTAL MARKET OB/XF VALUE		58,938	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		343,384	
SOH/AGL Deduction		83,342	
ASSESSED VALUE		260,042	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		209,320	
TOTAL JUST VALUE		343,384	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048267	Screen Enclosure	12,451	09/26/2023
000043828	Roof Replacement	16,991	03/02/2022
00634	POOL		09/27/2021
2612	SFR	480	03/18/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1366/1162	8/08/2018	WD	Q	I	01	207,000	
GRANTOR: DAVID A MOORE							
GRANTEE: DOUG C & PATTY KEUS							
1259/1755	8/05/2013	WD	Q	I	01	172,500	
GRANTOR: DENNIS K & CATHRYN FE							
GRANTEE: DAVID A MOORE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W6 U2L2 W13 D2L2 S8 W4 D3L3 S2 W31 S35 E12 N6 E9 E19 N15 E21 N27 \$									
FGR=[ORIG=-21,42] S6 E21 N21 W21 S15 \$									
FSP=[ORIG=-23,0] W26 S13 E19 N2 U3R3 E4 N8 \$									
FOP=[ORIG=-40,42] S4 E10 N4 W10 \$									
FSP=[ORIG=-61,0] E12 S13 W12 N13 \$									