LOT 2 OAK MEADOW PLANTATION UNIT
816-2412-2423, 982-1320. 994-56,

MATTHEWS FRANKLIN L/MATTHEWS JO ANN
4298 NW WISTERIA DR
LAKE CITY, FL 32055

2025

34-3S-16-02462-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

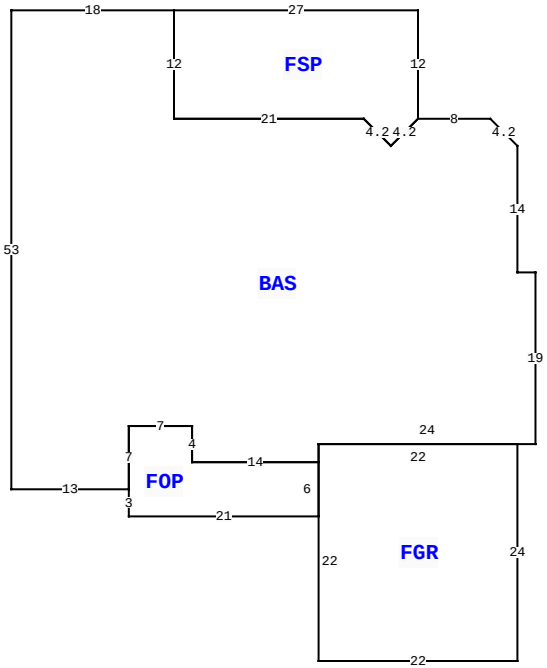
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,336	100		2,336	293,504
FGR	528	55		290	36,436
FOP	154	30		46	5,779
FSP	333	40		133	16,710
TOTALS	3,351			2,805	352,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,805	123.2742	138.07	387,286	2003	2015	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2024 Heated Area: 2336 HX Base Yr 2024



4298 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		352,430
TOTAL MARKET OB/XF VALUE		14,918
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		402,348
SOH/AGL Deduction		87,296
ASSESSED VALUE		315,052
TOTAL EXEMPTION VALUE	13 HX HB VP VX	315,052
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		402,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3741	STORAGE	50	06/13/2006
2657	SFR	383	05/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1155	4/13/2023	WD	Q	I	01	460,000
GRANTOR: DILGER EARL J						
GRANTEE: MATTHEWS FRANKLIN L						
1024/0253	8/17/2004	WD	Q	I		237,000
GRANTOR: MCGOWAN						
GRANTEE: EARL & SHIRLEY DILG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S53 E13 FOP= S3 E21 N6 W14 N4 W7 S7$ N7 E7 S4 E14
FGR= S22 E22 N24 W22 S2 $ N2 E24 N19 W2 N14 L3 U3 W8 FSP=
N12 W27 S12 E21 D3 R3 R3 U3 $ D3 L3 L3 U3 W21 N12$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,199.00	UT	2.00	2.00	100	2003	2003	3	100	4,398	
3	0294	SHED WOOD/	0	100	20	24	480.00	UT	14.00	14.00	100	2007	2007	3	100	6,720	
4	0251	LEAN TO W/	0	100	20	6	180.00	UT	5.00	5.00	100	2007	2007	3	100	900	
5	0251	LEAN TO W/	0	100	20	6	180.00	UT	5.00	5.00	100	2007	2007	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 14,918

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/10/2023 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/11/2025 BY SYS