LOT 10 OAK MEADOW PLANTATION UNI

816-2412, WD 1335-1505, WD 1355-

VAN VLECK MARGARET K
4414 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02462-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

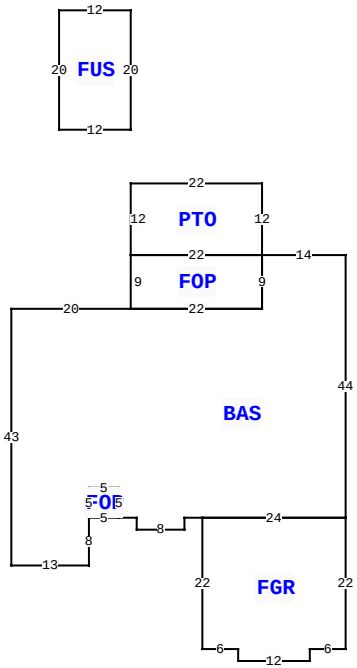
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,181	100		2,181	226,022
FGR	552	55		304	31,504
FOP	25	30		8	829
FOP	198	30		59	6,114
FUS	240	100		240	24,872
PTO	264	5		13	1,347
TOTALS	3,460			2,805	290,688

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	115.6596	129.54	363,360	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2421 HX Base Yr 2006



4414 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		290,688
TOTAL MARKET OB/XF VALUE		13,420
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		339,108
SOH/AGL Deduction		102,707
ASSESSED VALUE		236,401
TOTAL EXEMPTION VALUE	HX HB SX VX WX	110,722
BASE TAXABLE VALUE		125,679
TOTAL JUST VALUE		339,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3026	SFR	634	09/01/2004
00315			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/1237	4/19/2017	LE	U	I	14	100
GRANTOR: LOWELL D & MARGARET K						
GRANTEE: RANDALL D VAN VLECK						
1023/1505	8/11/2004	WD	Q	V		27,500
GRANTOR: DANIEL CRAPPS RICHARD						
GRANTEE: LOWELL D & MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S43 E13 N8 FOP= E5 N5 W5 S5$ N5 E5 S5 E3 S2 E8 N2 E3 FGR= S22 E6 S2 E12 N2 E6 N22 W24$ E24 N44 W14 PTO= N12 W22 S12 E22$ FOP= W22 S9 E22 N9$ S9 W22$ PTR= N30 FUS= N20 W12 S20 E12$ S30$.

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	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,960.00	UT	2.00	2.00	100	2005	2005	3	100	5,920	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,420

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 05/16/2025 BY JS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS