

LOT 12 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 1030-2001, WD

MCPHERSON KARI LYNN
4452 NW WISTERIA DRIVE
LAKE CITY, FL 32055

2026

34-3S-16-02462-212



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/VNPLK 50			
Interior Floo	15	HARDTILE 50			
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	04	04 100			
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	64	100		64	7,740
BAS	2,434	100		2,434	294,390
FGR	672	55		370	44,751
FOP	88	30		26	3,144
FSP	223	40		89	10,764
TOTALS		3,481		2,983	360,792

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0 100	0 0	1.00
2	0166	CONC, PAVMT	0 100	0 0	2,820.00
3	0280	POOL R/CON	0 100	16 30	480.00
4	0282	POOL ENCL	0 100	29 36	1,044.00
5	0169	FENCE/WOOD	0 100	0 0	80.00
6	0296	SHED METAL	0 100	0 0	1.00
7	0070	CARPORT UF	0 100	0 0	1.00
8	0104	GENERATOR	0 100	0 0	1.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,983	133.3216	149.32	445,422	2006	2006	0	0	0 19.00	81.00
1 SINGLE FAM 100% - 2022 Heated Area: 2498 HX Base Yr 2022											
The floor plan diagram shows a rectangular layout with several rooms and corridors. The rooms are labeled BAS (Bathroom), FSP (Foyer/Study), FOP (Foyer/Office), and FGR (Foyer/Garage). The dimensions are as follows: BAS (8x8), FSP (17x8), FOP (12x6), and FGR (24x28). The total heated area is 2498. The diagram also shows a large central area labeled BAS (Bathroom) with dimensions 42x37. The layout includes a main entrance area (FSP) and a large living area (FGR). The dimensions are provided for each room and corridor.											
				BLD DATE					LGL DATE		
				XF DATE					LAND DATE	04/03/2025 MLU	

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	2006	2006	3	100	1,200	
2	0166	CONC, PAVMT	0 100	0 0	2,820.00	UT	2.50	2.50	100	2006	2006	3	100	7,050	
3	0280	POOL R/CON	0 100	16 30	480.00	UT	56.00	56.00	100	2006	2006	3	51	13,709	
4	0282	POOL ENCL	0 100	29 36	1,044.00	UT	12.00	12.00	100	2006	2006	3	40	5,011	
5	0169	FENCE/WOOD	0 100	0 0	80.00	UT	13.50	13.50	100	2006	2006	3	100	1,080	
6	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2021	2017	3	57	3,420	

TOTAL OB/XF															32,570
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
1	0100	C	SFR	100		*RSF	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		360,792	
TOTAL MARKET OB/XF VALUE		32,570	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		428,362	
SOH/AGL Deduction		70,431	
ASSESSED VALUE		357,931	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		307,209	
TOTAL JUST VALUE		428,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		433,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1613	ADDN SFR	55	03/25/2010
3750	POOL ENCL	50	05/31/2006
3634	POOL	160	03/22/2006
3296	SFR	981	06/13/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1439/1480	6/09/2021	WD Q	Q	I	01
GRANTOR: BAUGHN JUDITH S POMER					
GRANTEE: MCPHERSON KARI LYNN					
1043/0142	4/11/2005	WD Q	Q	V	
GRANTOR: ERKINGER HOME BUILDER					
GRANTEE: JUDITH S POMEROY					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W13 FSP= W33 BAS= W8 S8 E8 N8\$ S8 E17 R4 U4 E6 D4 R5 R2 U2 U1 L1 N5 \$ S5 R1 D1 D2 L2 L5 U4 W6 D4 L4 W25 N8 W14 S42 E22 FOP= S6 E12 NGW2 N2W8 S2 W2\$ E2 N2 E8 S2 E12 FGR= S23 E24 N28 W24 S5\$ N5 E24 N37\$.					