

LOT 13 OAK MEADOW PLANTATION UNI
816-2412, WD 1048-1827, WD 1048-

PATEL PRAFUL A/PATEL AKSHAR P
4478 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02462-213



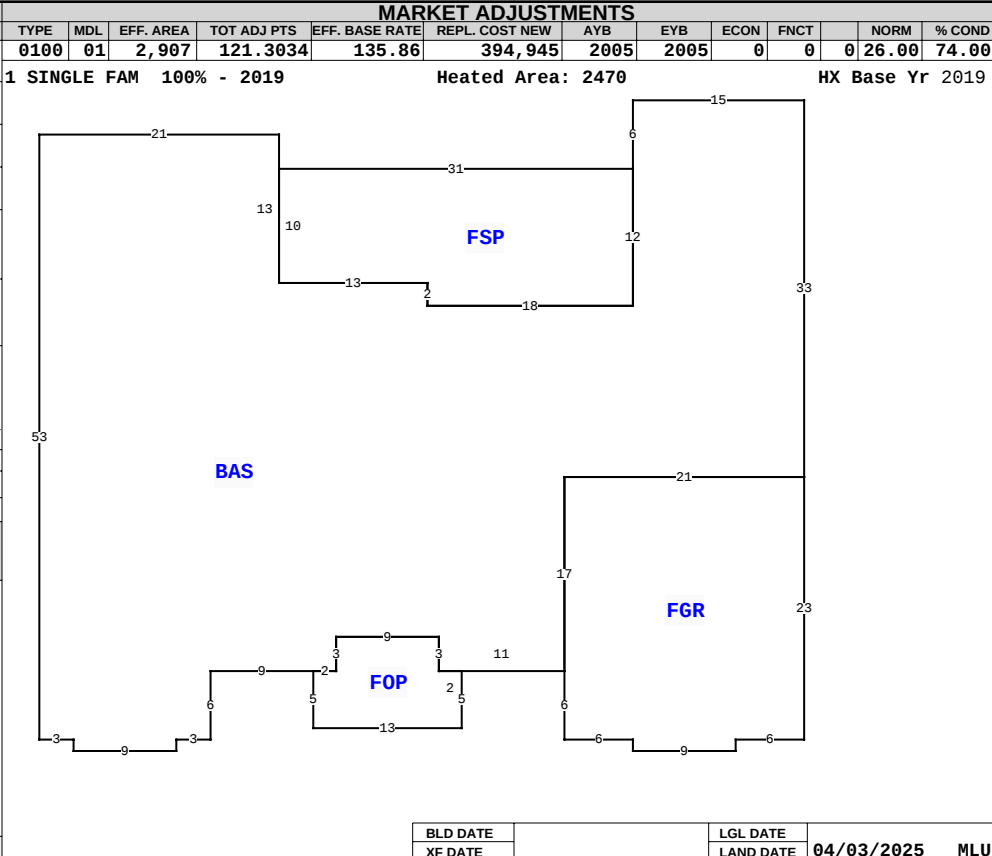
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,470	100		2,470	248,325
FGR	492	55		271	27,245
FOP	92	30		28	2,815
FSP	346	40		138	13,874
TOTALS	3,400			2,907	292,259

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,701.00	UT	2.50	2.50
2	0169	FENCE/WOOD	0	100	0	120.00	UT	13.50	13.50

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	1.00



4478 NW WISTERIA DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	292,259		
TOTAL MARKET OB/XF VALUE	5,873		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	333,132		
SOH/AGL Deduction	79,268		
ASSESSED VALUE	253,864		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	198,142		
TOTAL JUST VALUE	333,132		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	338,267		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3027	SFR	524	08/24/2004
00425			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1452/1650	11/11/2021	QC	U	I	11	100	
GRANTOR: PATEL PRAFUL A							
GRANTEE: PATEL PRAFUL A							
1330/0302	1/30/2017	WD	Q	I	01	250,000	
GRANTOR: MINESH & KETNA M PATE							
GRANTEE: PRAFUL A & JAYSHRI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 S6 FSP= W31 S10 E13 S2 E18 N12\$ S12 W18 N2 W13 N13 W21 S53 E3 S1 E9 N1 E3 N6 E9 FOP= S5 E13 N5 W2 N3 W9 S3 W2\$ E2 N3 E9 S3 E11 FGR= S6 E6 S1 E9 N1 E6 N23 W21 S17\$ N17 E21 N33\$.									