

LOT 14 OAK MEADOW PLANTATION UNIT  
816-2412-2423, WD 1030-2001, WD

COLLINS LAWRENCE RICHARD/COLLINS ALISHA  
4504 NW WISTERIA DR  
LAKE CITY, FL 32055

2026

34-3S-16-02462-214



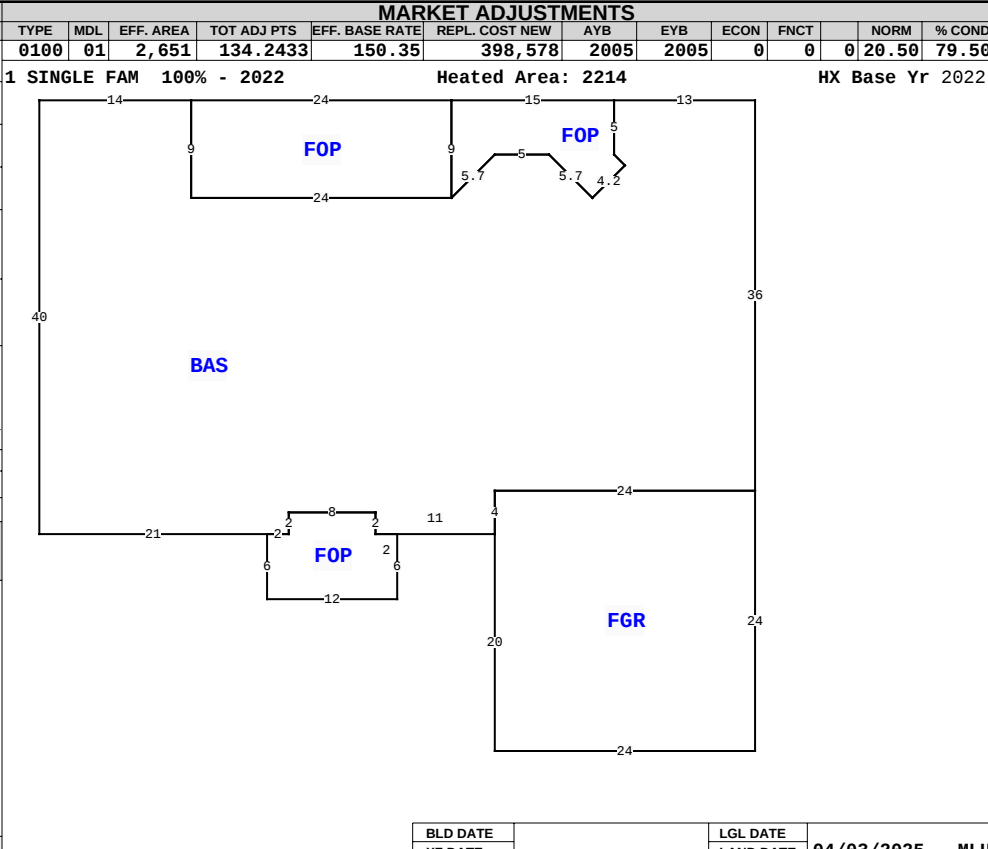
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 90  |
| Exterior Wall            | 05 | AVERAGE 10     |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 50      |
| Interior Floor           | 15 | HARDTILE 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectural            | 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              | 2,214            | 100         |      | 2,214        | 264,636              |
| FGR              | 576              | 55          |      | 317          | 37,890               |
| FOP              | 88               | 30          |      | 26           | 3,108                |
| FOP              | 98               | 30          |      | 29           | 3,466                |
| FOP              | 216              | 30          |      | 65           | 7,770                |
| TOTALS           | 3,192            |             |      | 2,651        | 316,870              |

| 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  | 0     | 0  | 3,096.00 | UT 1.50        |
| 2              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 0     | 0  | 1.00     | UT 0.00        |
| 3              | 0280       | POOL R/CON  | 0       | 100 | 14 | 30    | 0  | 420.00   | UT 70.00       |
| 4              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 0  | 1.00     | UT 1,200.00    |

| 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        |



|                                |  |  |  |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|--|--|--|
| 4504 NW WISTERIA DR, LAKE CITY |  |  |  |  |  |  |  |  |  |
| BLD DATE                       |  |  |  |  |  |  |  |  |  |
| XF DATE                        |  |  |  |  |  |  |  |  |  |
| INC DATE                       |  |  |  |  |  |  |  |  |  |
| LGL DATE                       |  |  |  |  |  |  |  |  |  |
| LAND DATE                      |  |  |  |  |  |  |  |  |  |
| AG DATE                        |  |  |  |  |  |  |  |  |  |
| 04/03/2025 MLU                 |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 34,774      |          |     |                      |     |     |          |       |       |             |
| 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        |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 1              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 316,870   |  |
| TOTAL MARKET OB/XF VALUE  |  | 34,774    |  |
| TOTAL LAND VALUE - MARKET |  | 35,000    |  |
| TOTAL MARKET VALUE        |  | 386,644   |  |
| SOH/AGL Deduction         |  | 62,356    |  |
| ASSESSED VALUE            |  | 324,288   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 273,566   |  |
| TOTAL JUST VALUE          |  | 386,644   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 391,297   |  |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000044715  | Swimming Pool and | 55,000 | 08/15/2022 |
| 3131       | SFR               | 681    | 12/15/2004 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 1448/2755                      | 9/24/2021 | WD Q      | I     | 01    |        |
| GRANTOR: NGUYEN HOANG          |           |           |       |       |        |
| GRANTEE: COLLINS LAWRENCE RI   |           |           |       |       |        |
| 1436/2653                      | 5/04/2021 | WD Q      | I     | 01    |        |
| GRANTOR: CASLIN KATHERINE WITT |           |           |       |       |        |
| GRANTEE: NGUYEN HOANG          |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W13 FOP= W15 S9 R4 U4 E5 D4 R4 R3 U3 U1 L1 N5\$S5 R1 D1 D3 L3 L4 U4 W5 D4 L4 FOP= N9 W24 S9 E24\$ W24 N9 W14 S40 E21 FOP= S6 E12 N6 W2 N2 W8S2 W2\$ E2 N2 E8 S2 E11 FGR= S20 E24 N24 W24 S4\$ N4E24 N36\$ . |  |  |  |  |  |  |  |  |  |