LOT 15 OAK MEADOW PLANTATION UNI
816-2412, WD 1030-2001, WD 1056-

FLANNIGAN LEASA K/GEBE PETER JANOS
4530 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02462-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

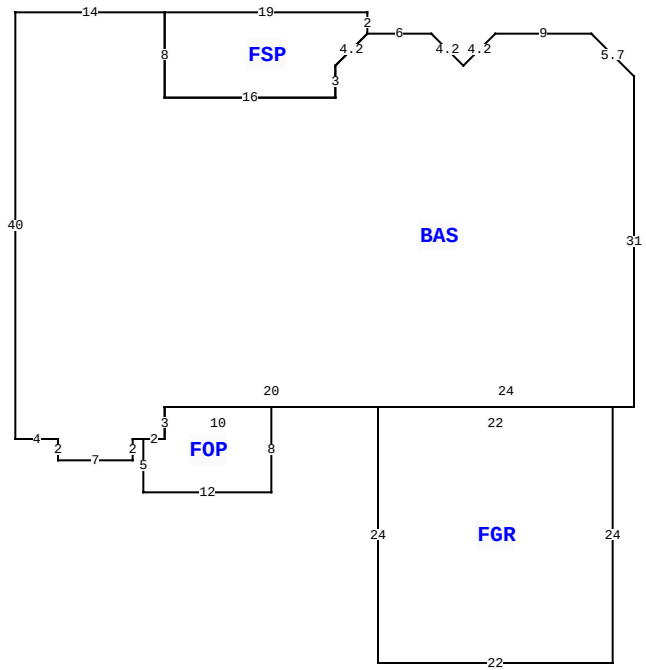
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,997	100		1,997	250,631
FGR	528	55		290	36,396
FOP	90	30		27	3,389
FSP	139	40		56	7,028
TOTALS	2,754			2,370	297,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	140.0726	156.88	371,806	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2023 Heated Area: 1997 HX Base Yr



4530 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	297,445
TOTAL MARKET OB/XF VALUE	28,184
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	360,629
SOH/AGL Deduction	0
ASSESSED VALUE	360,629
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,629
TOTAL JUST VALUE	360,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3497	ADDN SFR	50	12/07/2005
3437	POOL	145	10/10/2005
3203	SFR	608	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/779	4/08/2022	WD	Q	I	01	395,000
GRANTOR: LE TRANG T						
GRANTEE: FLANNIGAN LEASA K						
1443/814	7/20/2021	WD	Q	I	01	350,000
GRANTOR: DOLL CLAUDIA YVONNE						
GRANTEE: LE TRANG T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S40 E4 S2 E7 N2 E1 FOP= S5 E12 N8 W10 S3 W2$ E2 N3 E20FGR= S24 E22 N24 W22$ E24 N31 L4 U4 W9 D3 L3 L3 U3 W6 FSP= N2 W19 S8 E16 N3 R3 U3 $ D3 L3 S3 W16 N8$.

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	0280	POOL R/CON	0	0	24	15	360.00	UT	70.00	70.00	100	2005	2005	3	47	11,844	
2	0282	POOL ENCL	0	0	41	25	1,025.00	UT	15.00	15.00	100	2005	2005	3	40	6,150	
3	0169	FENCE/WOOD	0	0	0	0	152.00	UT	10.00	10.00	100	2005	2005	3	100	1,520	
4	0166	CONC,PAVMT	0	0	0	0	1,548.00	UT	2.50	2.50	100	2005	2005	3	100	3,870	
5	0220	JACUZZI	0	0	6	6	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
6	0296	SHED METAL	0	0	10	18	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 28,184

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	0		*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 06/02/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS