LOT 17 OAK MEADOW PLANTATION UNI
816-2412,-2423, WD 1030-2001, WD

DAVIS ZACH EMERY/DAVIS AMY HUNTER
4533 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02462-217

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

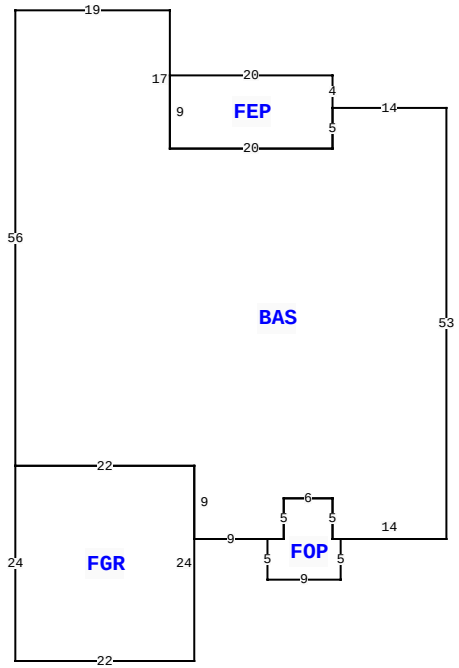
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 40
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,709	100		2,709	294,198
FEP	180	80		144	15,638
FGR	528	55		290	31,494
FOP	75	30		22	2,390
TOTALS	3,492			3,165	343,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,165	121.2015	135.75	429,649	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 2709 HX Base Yr 2022



4533 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		343,719
TOTAL MARKET OB/XF VALUE		4,910
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		383,629
SOH/AGL Deduction		38,321
ASSESSED VALUE		345,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,586
TOTAL JUST VALUE		383,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046833	Roof Replacement	10,710	03/27/2023
3252	SFR	769	05/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/1431	10/18/2021	WD	Q	I	01	350,000
GRANTOR: ALLEN RONALD TRUSTEE						
GRANTEE: DAVIS ZACH EMERY						
1342/1104	7/26/2017	WD	U	I	11	0
GRANTOR: RONALD H ALLEN TRUSTE						
GRANTEE: RONALD H ALLEN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N4 W20 S9 E20 N5$ S5 W20 N17 W19 S56 FGR= S24 E22 N24 W22$ E22 S9 E9 FOP= S5 E9 N5 W1 N5 W6 S5 W2$ E2 N5 E6 S5 E14 N53$.

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	0166	CONC,PAVMT	0	100	0	0	1,964.00	UT	2.50	2.50	100	2005	2005	3	100	4,910	

LAND DESCRIPTION

TOTAL OB/XF 4,910

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