

LOT 18 OAK MEADOW PLANTATION UNI
816-2412, WD 1025-544, WD 1046 -

BARONA WILLIAM/BARONA YESSENIA M
4509 NW WISTERIA DR
LAKE CITY, FL 32055

2025

34-3S-16-02462-218



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
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	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	2,500	100		2,500	249,725
FGR	599	55		329	32,864
FOP	82	30		25	2,497
FOP	372	30		112	11,188
TOTALS	3,553			2,966	296,274

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,628.00	UT	2.50
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00

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	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,966 121.5070 136.09 403,643 2005 2005 0 0 0 26.60 73.40

1 SINGLE FAM - 100% - 2020 Heated Area: 2500 HX Base Yr 2020

Map labels: BAS, FOP, FGR. Dimensions: 13, 17, 13, 34, 7, 4, 2, 33, 12, 11, 25, 27, 14, 4, 10, 9, 7, 4, 12, 8, 4, 5, 16, 5, 7, 6, 3, 4, 13, 37, 4.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		296,274	
TOTAL MARKET OB/XF VALUE		10,470	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		341,744	
SOH/AGL Deduction		75,099	
ASSESSED VALUE		266,645	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		215,923	
TOTAL JUST VALUE		341,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044768	Roof Replacement	21,400	06/23/2022
3095	SFR	714	11/30/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1393/1771	8/23/2019	WD Q	I	I	01
GRANTOR: ANDY TONG & QUYEN N L					
GRANTEE: WILLIAM & YESSENIA					
1281/0348	9/04/2014	WD Q	I	I	01
GRANTOR: PATRICIA H CAIN (SING					
GRANTEE: ANDY TONG					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 N4 W13 S37 E4 S14 FGR= S27 E12 N2 E11 N25 W23 \$ E34 FOP= S5 E10 N9 W8 S4 W2\$ E2 N4 E12 S7 E4 S2 E7 N2 E4 N33 L3 U3 FOP= N7 W34 S6 E3 D4 R4 S5 E16 N5 R3 U3 E8\$ W8 D3 L3 S5 W16 N5 L4 U4 W3 N13\$.									

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