

LOT 21 OAK MEADOW PLANTATION UNI
816-2412, WD 1009-278, WD 1031-1

HARBISON EDWARD JOSEPH/HARBISON BRIDGET
4431 NW WISTERIA DRIVE
LAKE CITY, FL 32055

2026

34-3S-16-02462-221



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 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

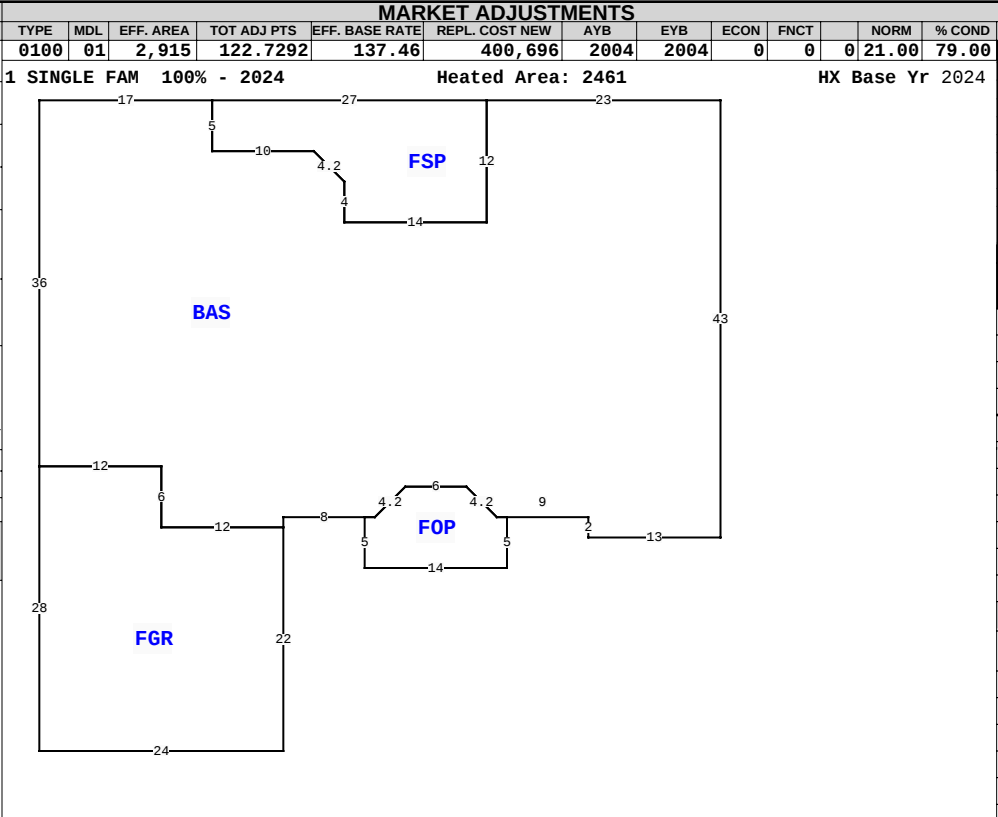
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,461	100		2,461	267,248
FGR	600	55		330	35,836
FOP	97	30		29	3,149
FSP	238	40		95	10,317

TOTALS	3,396			2,915	316,550
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	2,056.00	UT	2.00
2	0280	POOL R/CON	0	100	0	0	540.00	UT	70.00
3	0262	PRCH, FOP	0	100	12	12	144.00	UT	10.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00
7	0282	POOL ENCL	0	100	39	39	1,521.00	UT	15.00
8	0166	CONC, PAVMT	0	100	39	39	981.00	UT	3.00

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



4431 NW WISTERIA DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2,056.00	UT	2.00	2.00	100	2004	2004	3	100	4,112	
2	0280	POOL R/CON	0	100	0	0	540.00	UT	70.00	70.00	100	2005	2005	3	47	17,766	
3	0262	PRCH, FOP	0	100	12	12	144.00	UT	10.00	10.00	100	2005	2005	3	100	1,440	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
7	0282	POOL ENCL	0	100	39	39	1,521.00	UT	15.00	15.00	100	2024	2023		85	19,393	
8	0166	CONC, PAVMT	0	100	39	39	981.00	UT	3.00	3.00	100	2024	2023		100	2,943	

TOTAL OB/XF										52,054							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		316,550	
TOTAL MARKET OB/XF VALUE		52,054	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		403,604	
SOH/AGL Deduction		303,511	
ASSESSED VALUE		100,093	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		49,371	
TOTAL JUST VALUE		403,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047957	Screen Enclosure	20,000	08/23/2023
000047531	Electrical Serv	0	06/23/2023
000046121	Roof Replacement	22,925	12/16/2022
2918	SFR	480	04/14/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1484/2325	2/14/2023	WD	Q	I	01	435,000	
GRANTOR: REYES JOSE A							
GRANTEE: HARBINSON EDWARD JO							
1357/0639	4/03/2018	WD	Q	I	01	289,000	
GRANTOR: WILLIAM PATRICK CHANE							
GRANTEE: JOSE A & DEENA REYE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W23 S12 W14 N4 U3L3 W10 N5 W17 S36 E12 S6 E12 N1 E8 E1 U3R3 E6 D3R3 E9 S2 E13 N43 \$									
FGR=[ORIG=-67,36] S28 E24 N22 W12 N6 W12 \$									
FSP=[ORIG=-23,0] W27 S5 E10 D3R3 S4 E14 N12 \$									
FOP=[ORIG=-35,41] S5 E14 N5 W1 U3L3 W6 D3L3 W1 \$									