

LOT 22 OAK MEADOW PLANTATION
UNIT 2. ORB 816-2412-2423,
WD 1020-3000, WD 1034-261.

PATEL RANCHHOD S & PUSHPA R/PATEL PUSHPA R
4405 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02462-222



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 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	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
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NEIGHBORHOOD/LOC	34316.070	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,439	100		2,439	259,957
FGR	528	55		290	30,909
FOP	93	30		28	2,984
FSP	269	40		108	11,511

TOTALS	3,329			2,865	305,361
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	4,016.00	UT	2.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00

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

REVIEW DATE	06/02/2023	BY	KS
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,865	123.7478	138.60	397,089	2004	2004	0	0	0 23.10	76.90
1 SINGLE FAM 100% - 2005 Heated Area: 2439 HX Base Yr 2005											

4405 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	4,016.00	UT	2.00	2.00	100	2004	2004	3	100	8,032	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

TOTAL OB/XF															17,832	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
	*RSF	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00					

Total Acres: 0.50	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		305,361	
TOTAL MARKET OB/XF VALUE		17,832	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		358,193	
SOH/AGL Deduction		98,465	
ASSESSED VALUE		259,728	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		209,006	
TOTAL JUST VALUE		358,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046470	Roof Replacement	24,508	02/07/2023
3003	SFR	674	07/30/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1034/0261	12/28/2004	WD	Q	I		259,900	
GRANTOR: ERKINGER HOME BUILDER							
GRANTEE: PATEL							
1021/3000	6/25/2004	WD	Q	V		27,500	
GRANTOR: DANIEL CRAPPS & RICHA							
GRANTEE: ERKINGER HOME BUILD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W19 S3 FSP= W26 S10 D3 R3 R3 U3 E20 N10\$ S10 W20 D3 L3 L3 U3 W9 D3 L3 S35 E2 FGR= S24 E22 N24 W22 \$ E33 FOP= S9 E11 N6 W2 N3 W9\$ E9 S3 E13 N54\$.									