LOT 23 OAK MEADOW PLANTATION UNI
ORB 816-2412-2423, 963-280, 978-

RUARK BRETT R/RUARK ANDREA S
4375 NW WISTERIA DR
LAKE CITY, FL 32055

2025

34-3S-16-02462-223

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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

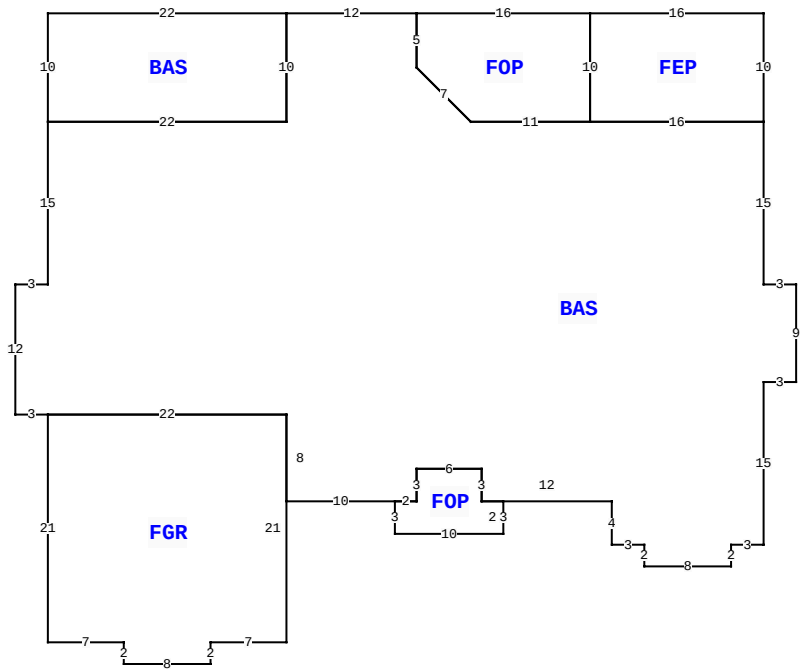
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	20,128
BAS	2,384	100		2,384	218,114
FEP	160	80		128	11,711
FGR	478	55		263	24,062
FOP	48	30		14	1,281
FOP	148	30		44	4,026
TOTALS	3,438			3,053	279,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,053	115.7016	129.59	395,638	2003	2003	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2004 Heated Area: 2604 HX Base Yr 2004



4375 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		279,320
TOTAL MARKET OB/XF VALUE		67,421
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		381,741
SOH/AGL Deduction		106,094
ASSESSED VALUE		275,647
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,925
TOTAL JUST VALUE		381,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
865	MAINT/ALTR	0	10/25/2017
575	POOL	0	06/08/2017
2088	ADDN SFR	79	03/31/2011
656	ADDN SFR	25	04/11/2008
2503	SFR	491	11/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/0711	3/18/2003	WD	Q	I		175,000
GRANTOR: D & D LAND TRUST DA						
GRANTEE: BRETT R & ANDREA RU						
0963/0280	9/09/2002	WD	Q	I		24,500
GRANTOR: DANIEP CRAPPS & RICHA						
GRANTEE: CHRIS DAMPIER & JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= W22 S10 E22 N10$ S10 W22 S15 W3 S12 E3 FGR= S21 E7 S2 E8 N2 E7 N21 W22$ E22 S8 E10 FOP= S3 E10 N3 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 S4 E3 S2 E8 N2 E3 N15 E3 N9 W3 N15 FEP= N10 W16 S10 E16$ W16 FOP= N10 W16 S5 D5 R5 E11$ W11 L5 U5 N5$.

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	1,551.00	UT	2.00	2.00	100	2003	2003	3	100	3,102	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
3	0280	POOL R/CON	0	100	0	0	727.00	UT	70.00	70.00	100	2017	2017	3	86	43,765	
4	0282	POOL ENCL	0	100	39	54	2,106.00	UT	15.00	15.00	100	2017	2017	3	60	18,954	

LAND DESCRIPTION

TOTAL OB/XF 67,421

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 08/12/2025 BY SYS