LOT 24 OAK MEADOW PLANTATION
UNIT 2.
816-2412, WD 1003-11, WD 1009-

MCCALL KIMBERLY F
4345 NW WISTERIA DR
LAKE CITY, FL 32055-4894

2026

34-3S-16-02462-224

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

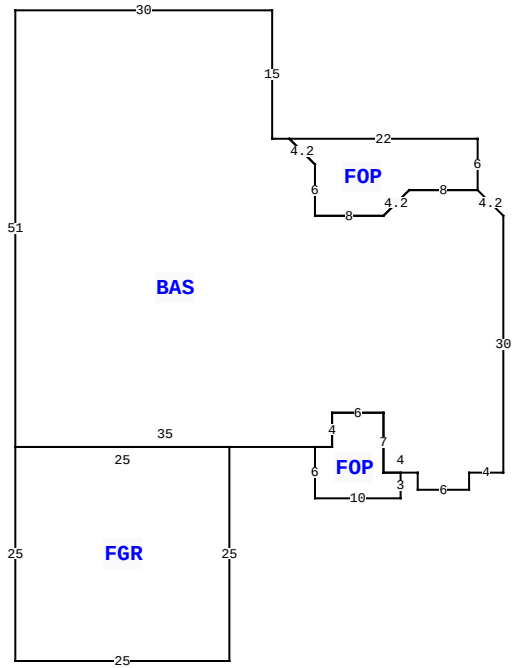
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,363	100		2,363	232,037
FGR	625	55		344	33,779
FOP	78	30		23	2,259
FOP	147	30		44	4,321
TOTALS	3,213			2,774	272,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	120.5988	135.07	374,684	2004	2004	0	0	0	27.30	72.70

1 SINGLE FAM 100% - 2005 Heated Area: 2363 HX Base Yr 2005



4345 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		272,395
TOTAL MARKET OB/XF VALUE		5,916
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,311
SOH/AGL Deduction		91,950
ASSESSED VALUE		221,361
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,639
TOTAL JUST VALUE		313,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2879	SFR	576	02/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/1286	7/29/2004	WD	Q	I		239,900
GRANTOR: ISAAC CONSTRUCTION						
GRANTEE: CHARLES R & KIMBERL						
1009/0271	2/23/2004	WD	Q	V		30,000
GRANTOR: FRONTIER CAPITAL LLC						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 L3 U3 FOP= N6 W22 D3 R3 S6 E8 R3 U3 E8$ W8 D3 L3 W8 N6 L3 U3 W2 N15 W30 S51 FGR= S25 E25 N25 W25$ E35 FOP= S6 E10 N3 W2 N7 W6 S4 W2$ E2 N4 E6 S7 E4 S2 E6 N2 E4$.

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	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	1,908.00	UT	2.00	2.00	100	2004	2004	3	100	3,816	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,916

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 11/21/2025 BY SYS