LOT 25 OAK MEADOW PLANTATION
UNIT 2. 816-2412, 972-592,
WD 1002-1391, DC 1140-1321, WD

HART BYRON J/HART LATOYA B
4307 NW WISTERIA DRIVE
LAKE CITY, FL 32055

2025

34-3S-16-02462-225

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

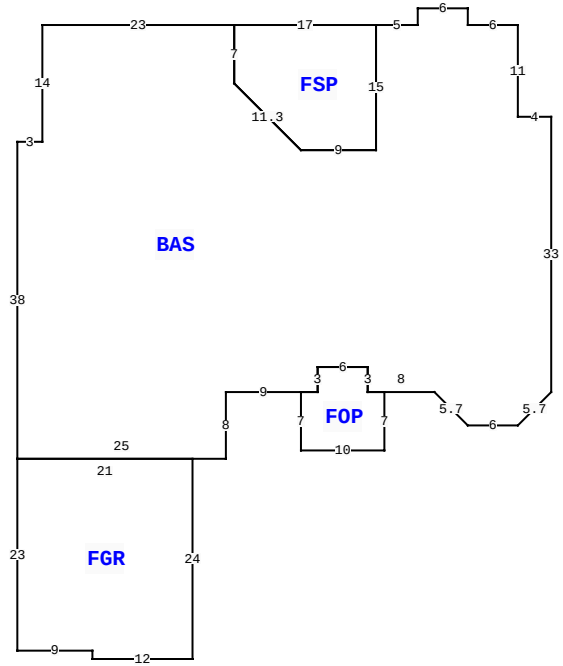
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,741	100		2,741	252,537
FGR	495	55		272	25,060
FOP	88	30		26	2,395
FSP	223	40		89	8,200
TOTALS	3,547			3,128	288,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,128	116.5164	130.50	408,204	2003	2003	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2019 Heated Area: 2741 HX Base Yr 2019



4307 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		288,192
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,792
SOH/AGL Deduction		86,350
ASSESSED VALUE		244,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,720
TOTAL JUST VALUE		330,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2590	SFR	661	02/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/2465	3/29/2018	WD	Q	I	01	247,000
GRANTOR: JOHN & SAMANTHA MCCAR						
GRANTEE: BYRON J & LATOYA B						
1323/1048	8/25/2016	WD	Q	I	01	240,000
GRANTOR: MOHAMED A FODA & NADA						
GRANTEE: JOHN & SAMANTHA MCC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N2 W6 S2 W5 FSP= W17 S7 D8 R8 E9 N15$ S15 W9 L8 U8 N7 W23 S14 W3 S38 FGR= S23 E9 S1 E12 N24 W21$ E25 N8 E9 FOP= S7 E10 N7 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E8 R4 D4 E6 U4 R4 N33 W4 N11$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,700.00	UT	2.00	2.00	100	2003	2003	3	100	3,400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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 08/15/2025 BY SYS