

LOT 26 OAK MEADOW PLANTATION UNI
816-2412-2423, 946-373, 969-1186

SMITHY GERALD E
4281 NW WISTERIA AVE
LAKE CITY, FL 32055

2026

34-3S-16-02462-226



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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
BAS	2,802	100
FGR	456	55
FOP	54	30
FOP	212	30
TOTALS	3,524	
TOTALS	3,133	266,551

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,133	113.9702	127.65	399,927	2002	2002	0	0	0	33.35	66.65
1 SINGLE FAM			100% - 2003			Heated Area: 2802			HX Base Yr 2003			

The diagram is a property map showing the layout of a lot. The lot is bounded by a street on the left (50' wide) and a street on the right (54' wide). The lot is divided into three main areas: BAS (Backyard Area), FGR (Front Yard), and FOP (Front Porch). The BAS area is the largest, occupying the upper and middle portions of the lot. The FGR area is located in the lower-left corner, and the FOP area is located in the lower-right corner. The map includes various dimensions for the lot boundaries and the areas within. The total area of the lot is 3,133 sq ft. The map also shows the location of the building, which is situated in the upper-right portion of the lot. The map is labeled with '1 SINGLE FAM' and '100% - 2003'.

BAS

FGR

FOP

Dimensions: 22, 6, 6, 5.7, 7, 13, 28, 15.6, 5, 54, 12, 9, 6, 9, 20, 7, 8, 4, 10, 4, 20, 22, 50.

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,802	100		2,802	238,390
FGR	456	55		251	21,355
FOP	54	30		16	1,361
FOP	212	30		64	5,445
TOTALS	3,524			3,133	266,551

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2002	2002
2	0166	CONC, PAVMT	0	100	0	0		1,478.00	UT 2.00	100	2002	2002
3	0294	SHED WOOD/	0	100	8	8		64.00	UT 7.50	100	2002	2002
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2007	2007

TOTAL OB/XF												
5,836												
BLD DATE: 04/03/2025 MLU												
XF DATE: 04/03/2025												
INC DATE: 04/03/2025												

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 1												
Tax Dist:												
BUILDING MARKET VALUE												
266,551												
TOTAL MARKET OB/XF VALUE												
5,836												
TOTAL LAND VALUE - MARKET												
35,000												
TOTAL MARKET VALUE												
307,387												
SOH/AGL Deduction												
81,059												
ASSESSED VALUE												
226,328												
TOTAL EXEMPTION VALUE												
HX HB WR												
55,722												
BASE TAXABLE VALUE												
170,606												
TOTAL JUST VALUE												
307,387												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
313,186												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2308	SFR	774	02/25/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE	
1514/177	5/07/2024	LE	U	I	14	100	
GRANTOR:SMITHY GERALD E (ENH							
GRANTEE: GORMAN PAMELA							
0969/1186	12/05/2002	WD	Q	I		212,900	
GRANTOR: ISAAC CONSTRUCTION							
GRANTEE: GERALD E & JIMMIE J							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W22 S50 FGR= S20 E7 S2 E8 N2 E7 N20 W22\$ E22 N1 E12 S2 FOP= S6 E9 N6 W9\$ E9 S9 E4 S2 E10 N2 E4 N54 W5 FOP= W28 D4 R4 S7 E13 R11 U11 \$ D11 L11 W13 N7 L4 U4 W6 N6\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		*RSF	2	0.00	0.00	1.00	LT	1.00
TOTAL ADJ												
1.00												
UNIT PRICE												
35,000.00												
ADJ UNIT PRICE												
35,000.00												
LAND VALUE												
35,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												