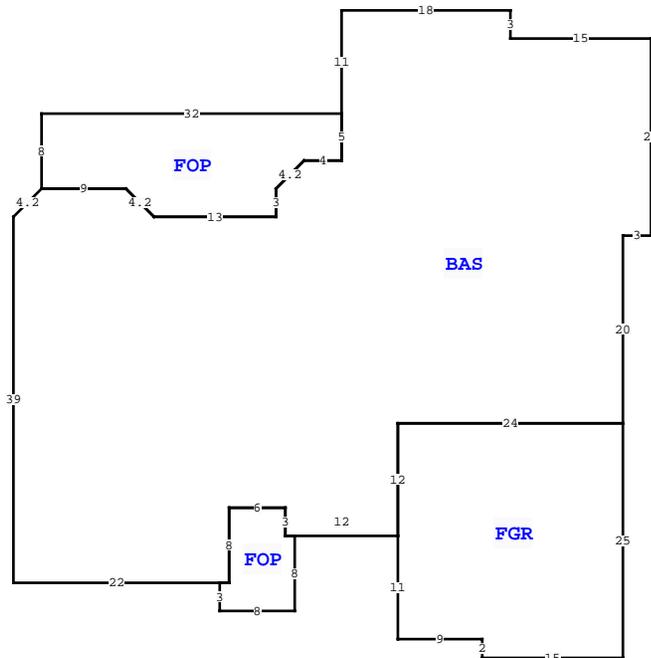


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,208	119.8774	134.26	430,706	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2015 Heated Area: 2780 HX Base Yr 2015													



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100		2,780	306,059
FGR	582	55		320	35,230
FOP	77	30		23	2,532
FOP	283	30		85	9,358
TOTALS	3,722			3,208	353,179

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,665.00	UT	3.00	3.00	100	2007	2007	3	100	4,995	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

4103 NW WISTERIA DR, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	353,179	
TOTAL MARKET OB/XF VALUE	8,195	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	396,374	
SOH/AGL Deduction	120,716	
ASSESSED VALUE	275,658	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	224,247	
TOTAL JUST VALUE	396,374	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	400,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3467	SFR	736	11/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/2342	2/11/2014	WD Q	Q	I	01	260,000
GRANTOR: LAURIE THOMPSON						
GRANTEE: GRAYSON CASON JR &						
1264/0385	10/09/2013	WD U	U	I	11	100
GRANTOR: MARK THOMPSON						
GRANTEE: LAURIE THOMPSON						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 N3 W18 S11 FOP= W32 S8 E9 D3 R3 E13 N3 R3 U3 E4 N5\$ S5 W4 D3 L3 S3 W13 L3 U3 W9 D3 L3 S39 E22 FOP= S3 E8 N8 W1 N3 W6 S8 W1\$ E1 N8 E6 S3 E12 FGR= S11 E9 S2 E15 N25 W24 S12\$ N12 E24 N20 E3 N21\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							