LOT 2 FOREST PLANTATION UNIT 2.
950-192,

SALTIVAN RICHARD C/SALTIVAN GENEVIEVE
4077 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02461-202

BUILDING CHARACTERISTICS

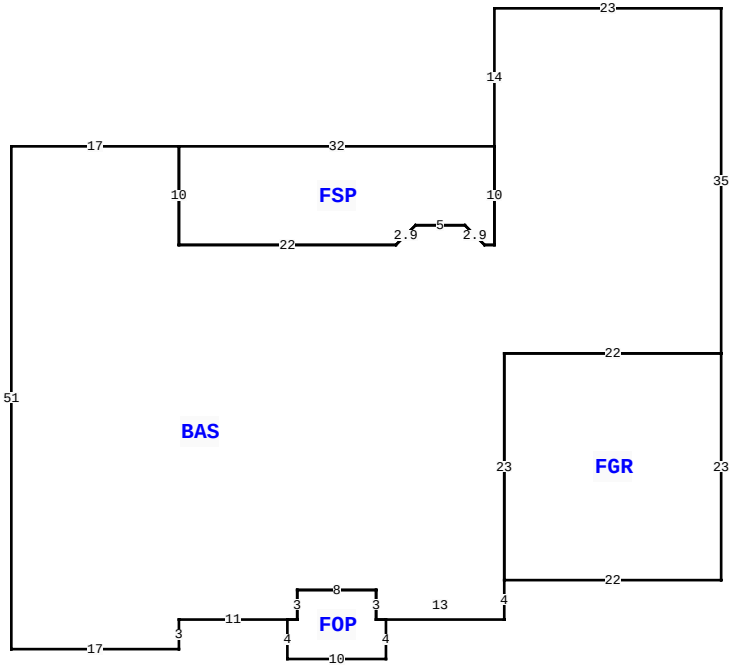
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100		2,905	290,997
FGR	506	55		278	27,847
FOP	64	30		19	1,904
FSP	306	40		122	12,221
TOTALS	3,781			3,324	332,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,324	119.1645	131.08	435,710	2002	2002	0	0	0	23.58	76.42

1 SINGLE FAM 100% - 2003 Heated Area: 2905 HX Base Yr 2003



4077 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,940.00	UT	2.00	2.00	100	2002	2002	3	100	3,880	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		332,970
TOTAL MARKET OB/XF VALUE		7,080
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		375,050
SOH/AGL Deduction		101,529
ASSESSED VALUE		273,521
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,110
TOTAL JUST VALUE		375,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2352	SFR	657	04/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1192	3/28/2002	WD	P	V	99	26,800

GRANTOR: JOHN RUSSELL NORTH

GRANTEE: RICHARD C & GENEVIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S14 FSP= W32 S10 E22 R2 U2 E5 D2 R2 E1 N10 $ S10 W1 L2 U2 W5 D2 L2 W22 N10 W17 S51 E17 N3 E11 FOP= S4 E10 N4 W1 N3 W8 S3 W1$ E1 N3 E8 S3 E13 N4 FGR= E22 N23 W22 S23$ N23 E22 N35$.

LAND DESCRIPTION

TOTAL OB/XF 7,080

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-1	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 KS Total Acres: 0.66 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS