LOT 3 FOREST PLANTATION UNIT 2
922-934, LE 1531-967

MANUEL EMAMUEL L/MANUEL AMELIA B
4057 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02461-203

BUILDING CHARACTERISTICS

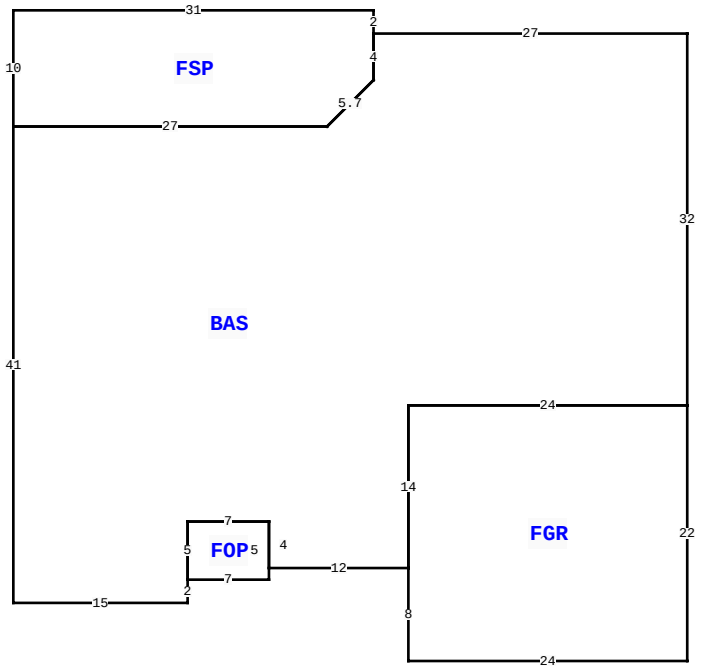
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100		2,109	205,695
FGR	528	55		290	28,284
FOP	35	30		10	975
FSP	302	40		121	11,801
TOTALS	2,974			2,530	246,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,530	118.5408	130.39	329,887	2001	2001	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2027 Heated Area: 2109 HX Base Yr 2027



4057 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,786.00	UT	1.50	1.50	100	2001	2001	3	100	2,679	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	246,755
TOTAL MARKET OB/XF VALUE	3,879
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	285,634
SOH/AGL Deduction	0
ASSESSED VALUE	285,634
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	234,223
TOTAL JUST VALUE	285,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0350		20,475	06/09/2026
1942	SFR	520	02/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/967	12/02/2024	LE	U	I	14	100
GRANTOR: MANUEL EMANUELE L (EN						
GRANTEE: HIPSCHEN MICHELLE (						
0922/0934	3/05/2001	WD	Q	I		150,700
GRANTOR: RUSSELL NORTH						
GRANTEE: EMANUEL & AMELIA MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N2 W31 S10 E27 R4 U4 N4$ S4 D4 L4 W27 S41 E15 N2 FOP= E7 N5 W7 S5 $ N5 E7 S4 E12 FGR= S8 E24 N22 W24 S14$ N14 E24 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,879

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: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS