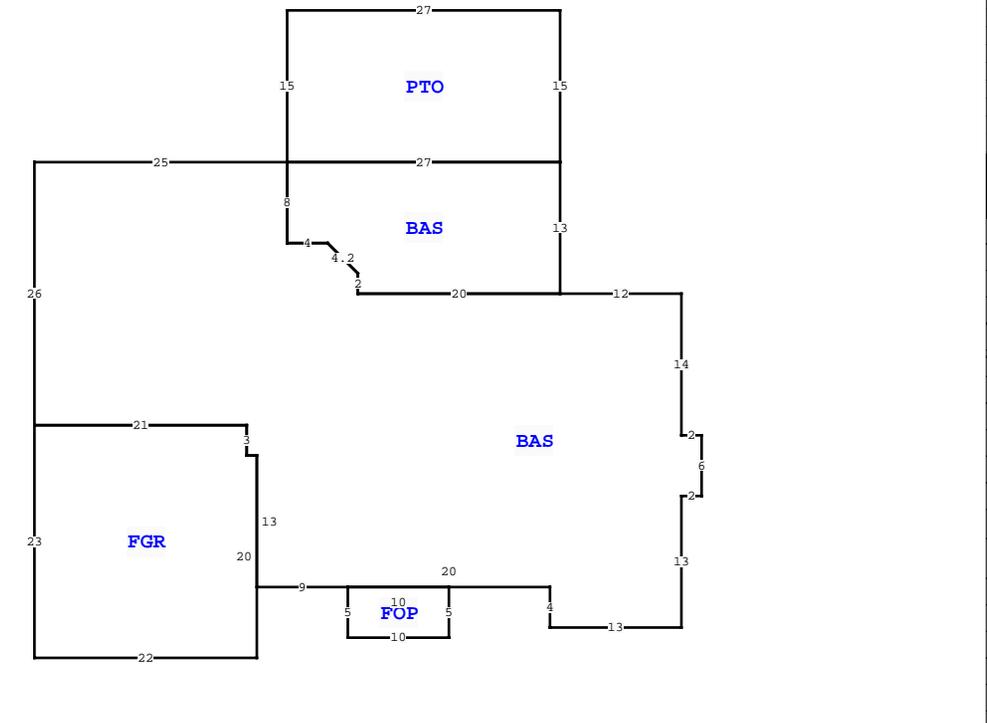




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,560	119.7756	134.15	343,424	2001	2001	0	0	24.00	76.00



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	321	100		321	32,727
BAS	1,927	100		1,927	196,465
FGR	503	55		277	28,242
FOP	50	30		15	1,529
PTO	405	5		20	2,039
TOTALS	3,206			2,560	261,002

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	0166	CONC, PAVMT	0	100	0	2,110.00	UT	1.50	1.50	100	2001	2001	3	100	3,165	
2	0166	CONC, PAVMT	0	100	0	311.00	UT	3.00	3.00	100	2007	2007	3	100	933	

4037 NW WISTERIA DR, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			261,002
TOTAL MARKET OB/XF VALUE			4,098
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			300,100
SOH/AGL Deduction			93,698
ASSESSED VALUE			206,402
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			154,991
TOTAL JUST VALUE			300,100
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4073	ADDN SFR	50	02/07/2007
2148	SFR	540	07/26/2001
00066			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/684	8/15/2023	QC	U	I	11	100

GRANTOR: HANNIGAN JAMES F JR
GRANTEE: HANNIGAN MIRIAM B
0941/1254 | 11/30/2001 | WD Q I | 149,500
GRANTOR: JOHN RUSSELL NORTH
GRANTEE: JAMES JR & MIRIAM B

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 S26 FGR= S23 E22 N20 W1 N3 W21\$ E21 S3 E1 S13 E9 FOP= S5 E10 N5 W10\$ E20 S4 E13 N13 E2 N6 W2 N14 W12 BAS= N13 W27 S8 E4 D3 R3 S2 E20\$ W20 N2 L3 U3 W4 N8\$ PTO= E27 N15 W27 S15\$.

LAND DESCRIPTION		TOTAL OB/XF														4,098								
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							