LOT 5 FOREST PLANTATION UNIT 2

927-792, WD 1298-2131,

BITNER GLENN T/BITNER WENDY J
4013 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02461-205

BUILDING CHARACTERISTICS

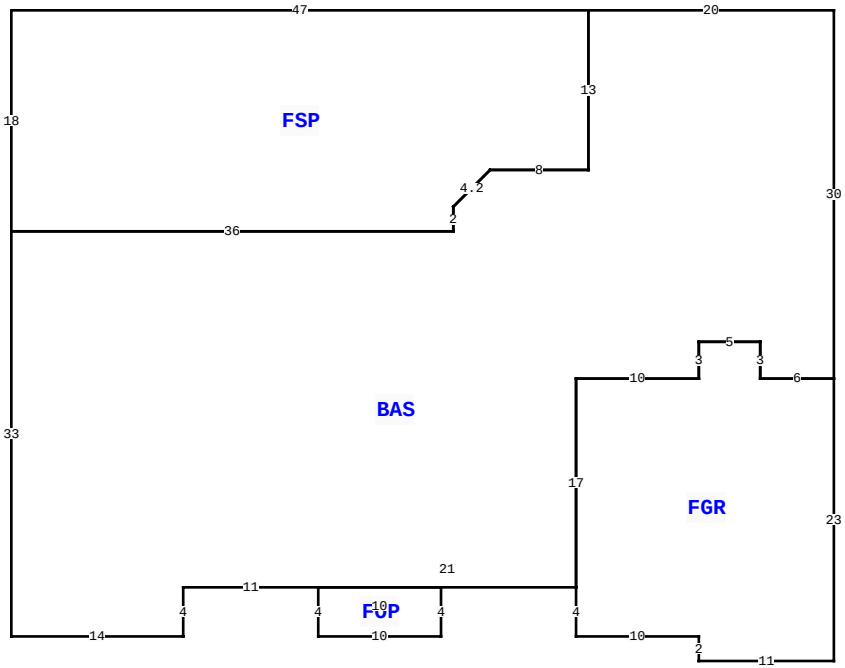
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,038	100		2,038	198,770
FGR	478	55		263	25,651
FOP	40	30		12	1,171
FSP	796	40		318	31,015
TOTALS	3,352			2,631	256,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,631	118.5408	130.39	343,056	2001	2001	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2016 Heated Area: 2038 HX Base Yr 2016



4013 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,890.00	UT	1.50	1.50	100	2001	2001	3	100	2,835	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		256,606
TOTAL MARKET OB/XF VALUE		4,035
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,641
SOH/AGL Deduction		81,563
ASSESSED VALUE		214,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,667
TOTAL JUST VALUE		295,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044925	Roof Replacement	31,765	07/11/2022
2125	SFR	572	06/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2131	7/31/2015	WD	Q	I	01	205,000
GRANTOR: JULIO C RIVERA & LUZ						
GRANTEE: GLENN T & WENDY J B						
0927/0792	5/21/2001	WD	Q	V		26,800
GRANTOR: JOHN R NORTH AS TRUST						
GRANTEE: J RIVERA & L GARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W47 S18 E36 N2 R3 U3 E8 N13$ S13 W8 D3 L3 S2 W36 S33 E14 N4 E11 FOP= S4 E10 N4 W10$ E21 FGR= S4 E10 S2 E11 N23 W6 N3 W5 S3 W10 S17$ N17 E10 N3 E5 S3 E6 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,035

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