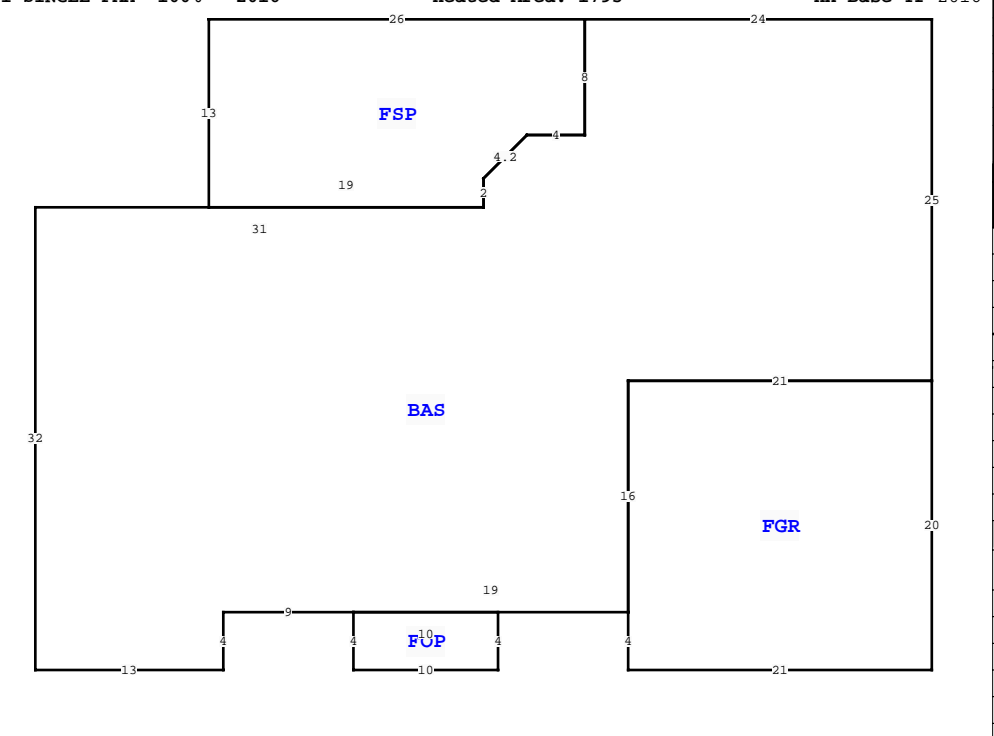


994-1512,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
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
1	SINGLE FAM	100%	- 2016		Heated Area: 1795		HX Base Yr	2016			



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	1,795	100		1,795	195,612
FGR	420	55		231	25,174
FOP	40	30		12	1,308
FSP	308	40		123	13,404
TOTALS	2,563			2,161	235,498

3993 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	0	0		2.00	100	2004	2004	3	100	3,312	
2	0258	PATIO	0	100	0	0	0		0.00	100	2014	2014	3	100	600	

TOTAL OB/XF 3,912

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE			235,498	
TOTAL MARKET OB/XF VALUE			3,912	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			274,410	
SOH/AGL Deduction			83,210	
ASSESSED VALUE			191,200	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			139,789	
TOTAL JUST VALUE			274,410	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			277,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044516	Roof Replacement	19,410	05/23/2022
2779	SFR	502	10/09/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/1512	9/11/2003	WD Q	Q	V		28,800

GRANTOR: NORTH
GRANTEE: BOTTOMS & WILKERSON

BUILDING DIMENSIONS											
BAS= W24 FSP= W26 S13 E19 N2 R3 U3 E4 N8\$ S8 W4 D3 L3 S2 W31 S32 E13 N4 E9 FOP= S4 E10 N4 W10\$ E19 FGR= S4 E21 N20 W21 S16\$ N16 E21 N25\$.											