LOT 9 FOREST PLANTATION UNIT 2

947-2246, DC 1009-207, 1184-316,

INMAN MICHAEL S
4000 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02461-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

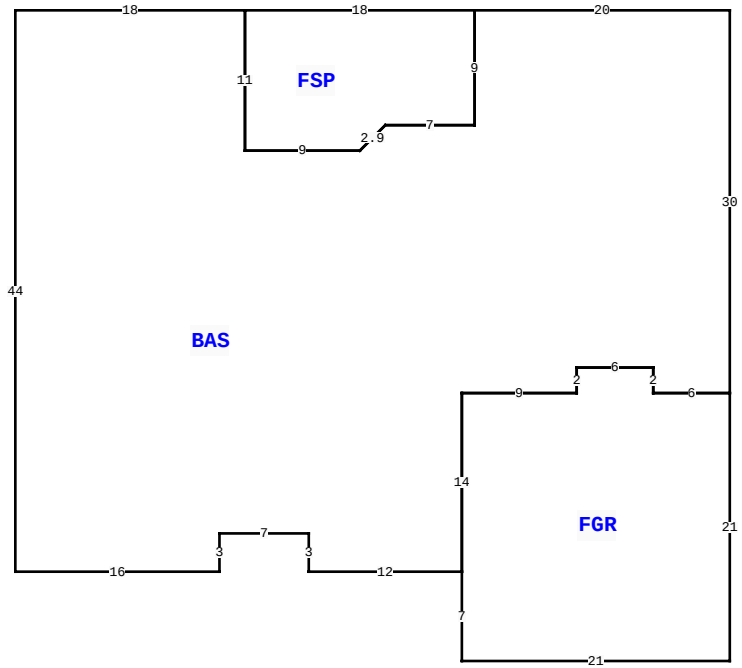
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,955	100		1,955	196,169
FGR	453	55		249	24,985
FSP	182	40		73	7,325
TOTALS	2,590			2,277	228,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	119.0228	133.31	303,547	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 0% - 2023 Heated Area: 1955 HX Base Yr



4000 NW WISTERIA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	228,480
TOTAL MARKET OB/XF VALUE	6,968
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	270,448
SOH/AGL Deduction	0
ASSESSED VALUE	270,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,448
TOTAL JUST VALUE	270,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2307	SFR	541	02/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/655	1/20/2022	WD	Q	I	01	285,000
GRANTOR: ZENOBIA LORI						
GRANTEE: INMAN MICHAEL S						
1447/1066	9/08/2021	WD	Q	I	01	235,000
GRANTOR: HEMES LIVING TRUST						
GRANTEE: ZENOBIA LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W18 S11 E9 R2 U2 E7 N9$ S9 W7 D2 L2 W9 N11 W18 S44 E16 N3 E7 S3 E12 FGR= S7 E21 N21 W6 N2 W6 S2 W9 S14$ N14 E9 N2 E6 S2 E6 N30$.

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	0	0	0	1,584.00	UT	2.00	2.00	100	2002	2002	3	100	3,168	
2	0169	FENCE/WOOD	0	0	0	0	240.00	UT	7.50	7.50	100	2002	2002	3	100	1,800	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2002		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,968

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	0		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: 0.83 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/24/2026 BY SYS