LOT 10 FOREST PLANTATION UNIT 2.
WD 1014-2156, 1289-2325, DC 1293

VICKERS RENDER TED JR
4024 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02461-210

BUILDING CHARACTERISTICS

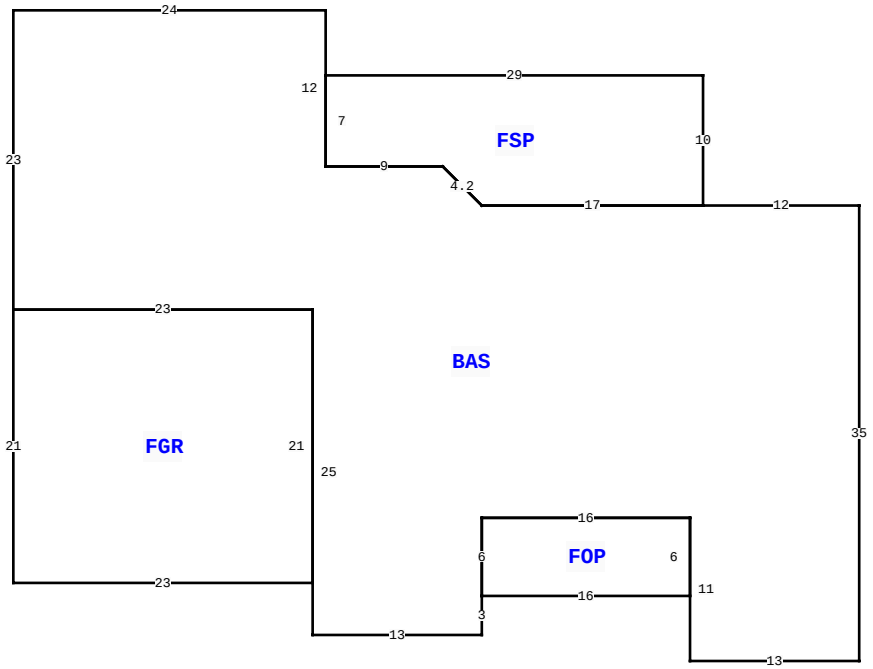
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	1,844	100		1,844	220,171
FGR	483	55		266	31,760
FOP	96	30		29	3,463
FSP	259	40		104	12,417
TOTALS	2,682			2,243	267,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,243	121.6215	133.78	300,069	2004	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2023 Heated Area: 1844 HX Base Yr 2023



4024 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,555.00	UT	2.00	2.00	100	2004	2004	3	100	3,110	
3	0169	FENCE/WOOD	0	100	0	0	86.00	UT	13.50	13.50	100	2007	2007	3	100	1,161	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		267,812
TOTAL MARKET OB/XF VALUE		6,271
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		309,083
SOH/AGL Deduction		108,091
ASSESSED VALUE		200,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,581
TOTAL JUST VALUE		309,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2948	SFR	561	05/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/9	3/05/2021	WD	Q	I	01	270,000
GRANTOR: YUNES JERRY & SOMMER						
GRANTEE: VICKERS RENDER TED						
1382/0819	4/10/2019	WD	Q	I	01	235,000
GRANTOR: VICTORIA R ESTEP						
GRANTEE: JERRY & SOMMER K YU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W29 S7 E9 D3 R3 E17$ W17 L3 U3 W9 N12 W24 S23 FGR= S21 E23 N21 W23$ E23 S25 E13 N3 FOP= E16 N6 W16 S6$ N6 E16 S11 E13 N35$.

LAND DESCRIPTION

TOTAL OB/XF 6,271

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