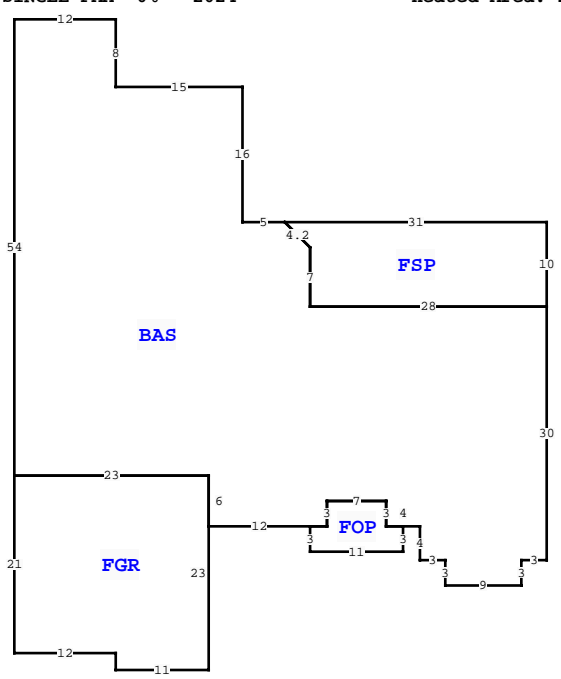


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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
BAS	2,440	100	
FGR	505	55	
FOP	54	30	
FSP	285	40	
TOTALS	3,284		
			2,848
			279,678

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,848	114.8364	128.62	366,310	2003	2003	0	0	23.65	76.35
1 SINGLE FAM 0% - 2024 Heated Area: 2440 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	279,678	
TOTAL MARKET OB/XF VALUE	7,548	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	322,226	
SOH/AGL Deduction	0	
ASSESSED VALUE	322,226	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	322,226	
TOTAL JUST VALUE	322,226	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	326,145	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2533	SFR	687	12/03/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1877	9/21/2016	WD	Q	I	01	202,500
GRANTOR: JUDITH A BURLAGE						
GRANTEE: DEBORAH S MOORE						
0966/2459	11/01/2002	WD	Q	V		26,800
GRANTOR: JOHN RUSSELL NORTH F						
GRANTEE: WALTER E & JUDITH A						

EXTRA FEATURES		4044 NW WISTERIA DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2.00
3	0296	SHED METAL	2,500.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 N8 W12 S54 FGR= S21 E12 S2 E11 N23 W23 S E23 S6 E12 FOP= S3 E11 N3 W2 N3 W7 S3 W2S E2 N3 E7 S3 E4 S4 E3 S3 E9 N3 E3 N30 FSP= N10 W31 D3 R3 S7 E28S W28 N7 L3 U3 W5 N16 \$.	

LAND DESCRIPTION		TOTAL OB/XF 7,548																						
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							