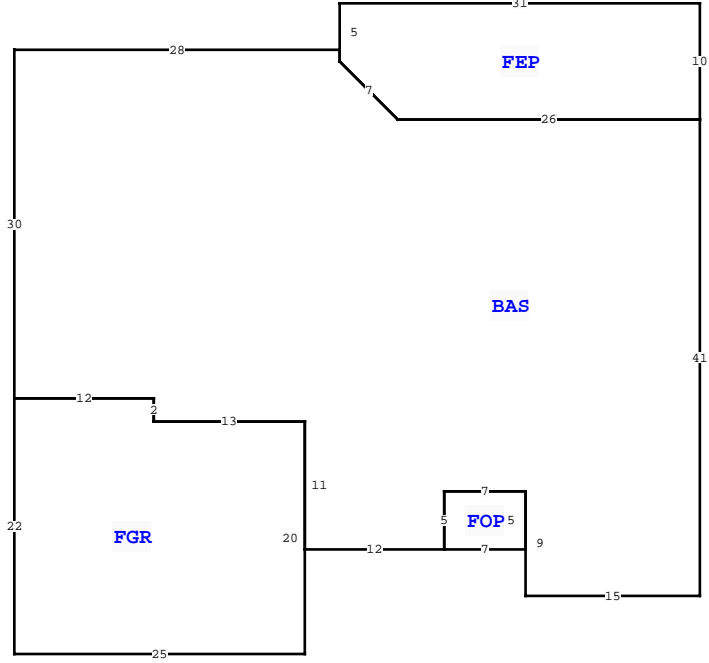


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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%	- 2007									Heated Area: 2090 HX Base Yr 2007	



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	2,090	100		2,090	209,837
FEP	298	80		238	23,895
FGR	524	55		288	28,915
FOP	35	30		10	1,004
TOTALS	2,947			2,626	263,652

4066 NW WISTERIA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			263,652
TOTAL MARKET OB/XF VALUE			6,351
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			305,003
SOH/AGL Deduction			101,979
ASSESSED VALUE			203,024
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			151,613
TOTAL JUST VALUE			305,003
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2422	SFR	560	07/26/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1073/1903	2/07/2006	WD Q	Q	I		259,000
GRANTOR: WILLIAMS AND JOAN OSW						
GRANTEE: DARSHNA S PATEL						
0960/0291	8/05/2002	WD Q	Q	V		26,800
GRANTOR: JOHN RUSSELL NORTH						
GRANTEE: WILLIAM & JOAN OSWA						

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		1,917.00	UT	3.00		3	100	5,751	
2	0120	CLFENCE 4	0	100	0	0	0		1.00	UT	600.00			100	600	

BUILDING NOTES			
BAS=[ORIG=0,0] W28 S30 E12 S2 E13 S11 E12 N5 E7 S9 E15 N41 W26 U5L5 N1 \$			
FGR=[ORIG=-28,30] S22 E25 N20 W13 N2 W12 \$			
FEP=[ORIG=31,6] N10 W31 S5 D5R5 E26 \$			
FOP=[ORIG=9,43] E7 N5 W7 S5 \$			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W28 S30 E12 S2 E13 S11 E12 N5 E7 S9 E15 N41 W26 U5L5 N1 \$			
FGR=[ORIG=-28,30] S22 E25 N20 W13 N2 W12 \$			
FEP=[ORIG=31,6] N10 W31 S5 D5R5 E26 \$			
FOP=[ORIG=9,43] E7 N5 W7 S5 \$			

LAND DESCRIPTION														TOTAL OB/XF										
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							