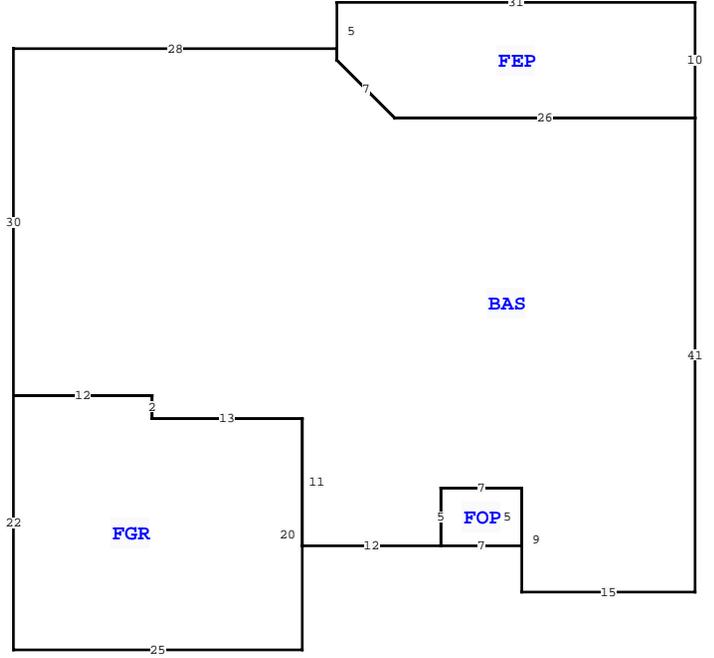




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	31	VINYL SID	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL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

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						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
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	HX HB	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		1,917.00	UT	3.00				3.00	100	2002	2002	3	100	5,751	
2	0120	CLFENCE 4	0	100	0	0		1.00	UT	600.00				600.00	100	2023	2022		100	600	

4066 NW WISTERIA DR, LAKE CITY

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

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 \$			

TOTAL OB/XF																6,351

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							