LOT 12 FOREST PLANTATION UNIT 2.
960-291, WD 1073-1903,

PATEL DARSHNA S
4066 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02461-212

BUILDING CHARACTERISTICS

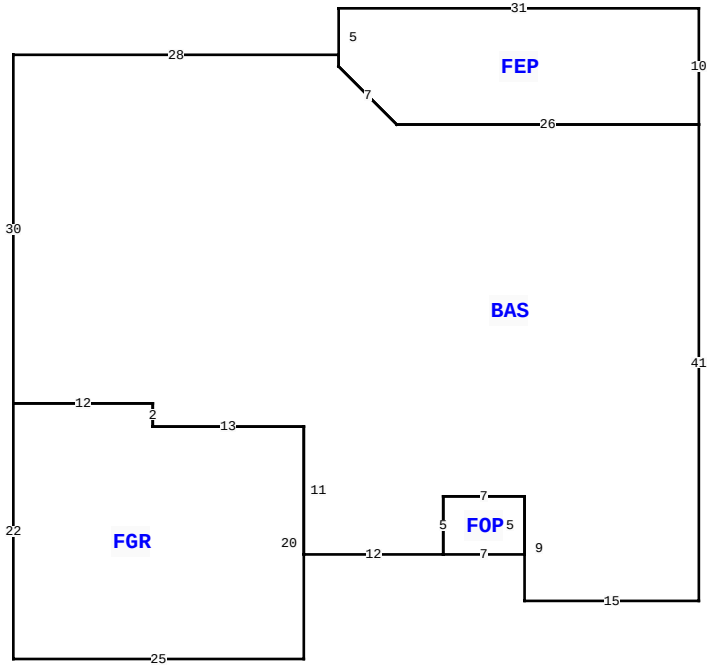
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	206,100
FEP	298	80		238	23,470
FGR	524	55		288	28,401
FOP	35	30		10	986
TOTALS	2,947			2,626	258,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	117.3060	129.04	338,859	2002	2002	0	0	0	23.58	76.42

1 SINGLE FAM 100% - 2007 Heated Area: 2090 HX Base Yr 2007



4066 NW WISTERIA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		258,956
TOTAL MARKET OB/XF VALUE		6,351
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		300,307
SOH/AGL Deduction		91,192
ASSESSED VALUE		209,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,704
TOTAL JUST VALUE		300,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,003

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	I		259,000
GRANTOR: WILLIAMS AND JOAN OSW						
GRANTEE: DARSHNA S PATEL						
0960/0291	8/05/2002	WD	Q	V		26,800
GRANTOR: JOHN RUSSELL NORTH						
GRANTEE: WILLIAM & JOAN OSWA						

BUILDING NOTES

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 6,351

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