LOT 13 FOREST PLANTATION UNIT 2.
954-2451, DC 1218-1963, WD 1218-

JOHNSON WENDELL/JOHNSON DIANE
4086 NW WISTERIA DR
LAKE CITY, FL 32055-8557

2027

34-3S-16-02461-213

BUILDING CHARACTERISTICS

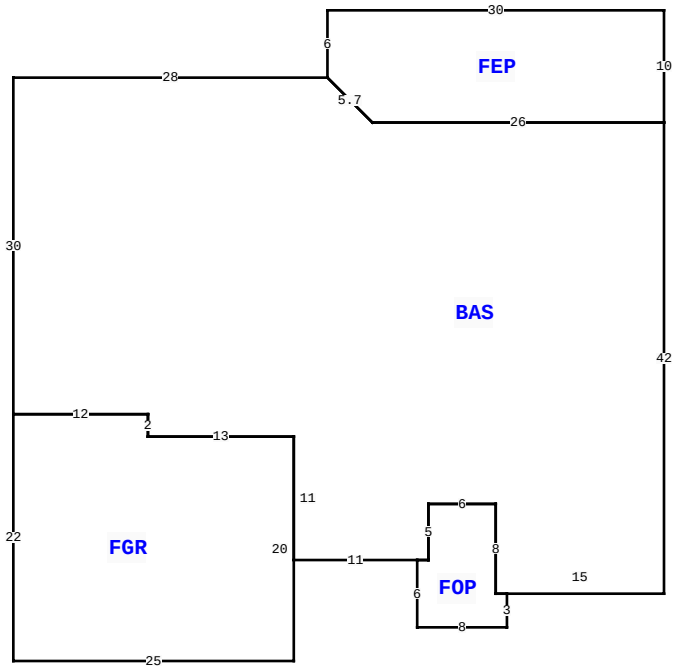
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,098	100		2,098	204,263
FEP	292	80		234	22,782
FGR	524	55		288	28,040
FOP	75	30		22	2,142
TOTALS	2,989			2,642	257,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	116.6886	128.36	339,127	2002	2002	0	0	0	24.15	75.85

1 SINGLE FAM 100% - 2014 Heated Area: 2098 HX Base Yr 2014



4086 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	0	0	2,132.00	UT	2.00	2.00	100	2002	2002	3	100	4,264	
2	0166	CONC,PAVMT	0	100	0	0	252.00	UT	2.00	2.00	100	2003	2003	3	100	504	
3	0294	SHED WOOD/	0	100	10	18	180.00	UT	14.00	14.00	100	2007	2007	3	100	2,520	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		257,228
TOTAL MARKET OB/XF VALUE		10,788
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,016
SOH/AGL Deduction		82,697
ASSESSED VALUE		220,319
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		163,908
TOTAL JUST VALUE		303,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
268	MAINT/ALTR	50	07/16/2014
2267	SFR	609	01/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0777	3/29/2013	WD	Q	I	01	184,900
GRANTOR: ROBERT E MASON III &						
GRANTEE: WENDELL & DIANE JOH						
1218/1964	7/27/2011	WD	Q	I	01	180,142
GRANTOR: DANIEL L COBB						
GRANTEE: ROBERT E III & BLAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S30 FGR= S22 E25 N20 W13 N2 W12$ E12 S2 E13 S11 E11
FOP= S6 E8 N3 W1 N8 W6 S5 W1$ E1 N5 E6 S8 E15 N42 FEP= N10
W30 S6 D4 R4 E26 $ W26 L4 U4 $.

LAND DESCRIPTION

TOTAL OB/XF 10,788

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