LOT 14 FOREST PLANTATION UNIT 2.
WD 993-725, WD 1041-698, WD 1286

ROSENTHAL DONNIE LEE/ROSENTHAL ROSA MAE
4108 NW WISTERIA DR
LAKE CITY, FL 32024

2027

34-3S-16-02461-214

BUILDING CHARACTERISTICS

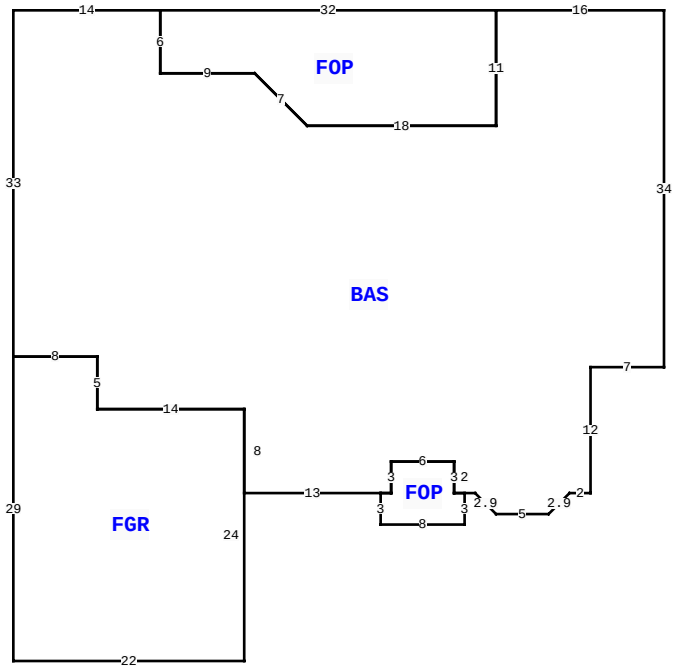
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,254	100		2,254	228,450
FGR	568	55		312	31,622
FOP	42	30		13	1,317
FOP	295	30		88	8,919
TOTALS	3,159			2,667	270,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,667	118.1292	129.94	346,550	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2026 Heated Area: 2254 HX Base Yr 2026



4108 NW WISTERIA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	270,309
TOTAL MARKET OB/XF VALUE	5,098
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	310,407
SOH/AGL Deduction	102,648
ASSESSED VALUE	207,759
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	156,348
TOTAL JUST VALUE	310,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2606	SFR	480	05/20/2003
00705			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2611	12/19/2024	WD	Q	I	01	375,000
GRANTOR: BREWER EVELYN S						
GRANTEE: ROSENTHAL DONNIE LE						
1466/473	5/25/2022	LE	U	I	14	100
GRANTOR: ELDER KENT M SR						
GRANTEE: ELDER KENT M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= W32 S6 E9 D5 R5 E18 N11$ S11 W18 L5 U5 W9 N6 W14 S33 FGR= S29 E22 N24 W14 N5 W8$ E8 S5 E14 S8 E13 FOP= S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E2 R2 D2 E5 U2 R2 E2 N12 E7 N34$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,949.00	UT	2.00	2.00	100	2003	2003	3	100	3,898	

LAND DESCRIPTION

TOTAL OB/XF 5,098

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 02/12/2025 BY ME Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS