LOT 15 FOREST PLANTATION UNIT 2.
901-2088, DC 1332-1642, PB 1333-

QUALLS BRUCE
4124 NW WISTERIA DR
LAKE CITY, FL 32055-4391

2027

34-3S-16-02461-215

BUILDING CHARACTERISTICS

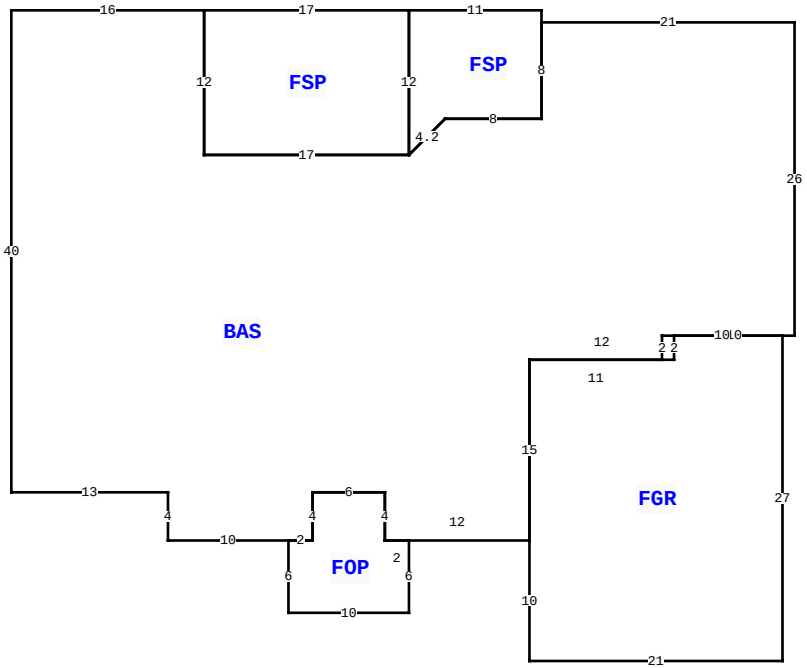
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,106	100		2,106	205,241
FGR	545	55		300	29,237
FOP	84	30		25	2,437
FSP	104	40		42	4,093
FSP	204	40		82	7,991
TOTALS	3,043			2,555	248,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,555	118.1292	129.94	331,997	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2018 Heated Area: 2106 HX Base Yr 2018



4124 NW WISTERIA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	248,998
TOTAL MARKET OB/XF VALUE	5,157
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	289,155
SOH/AGL Deduction	78,242
ASSESSED VALUE	210,913
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	159,502
TOTAL JUST VALUE	289,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2264	STORAGE	5	12/18/2001
1802	SFR	490	06/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/0116	11/08/2017	QC	U	I	11	100
GRANTOR: MICHAEL KEITH QUALLS						
GRANTEE: BRUCE ALLEN QUALLS						
1348/0114	11/08/2017	PR	U	I	30	100
GRANTOR: BRUCE ALLEN QUALLS AS						
GRANTEE: FRANK J QUALLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N1 W11 S12 R3 U3 E8 N8$ S8 W8 D3 L3 FSP= N12 W17 S12 E17$ W17 N12 W16 S40 E13 S4 E10 FOP= S6 E10 N6 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12 FGR= S10 E21 N27 W10 S2 W11 S15$ N15 E12 N2 E10 N26$.

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	1,918.00	UT	1.50	1.50	100	2000	2000	3	100	2,877	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	2002	2002	3	100	1,080	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,157

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