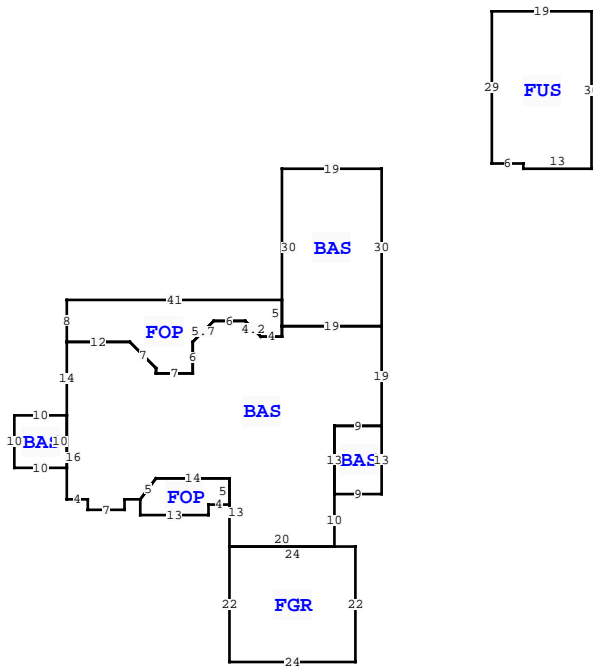


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
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	34316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	100	100	
BAS	117	100	
BAS	570	100	
BAS	1,852	100	
FGR	528	55	
FOP	105	30	
FOP	339	30	
FUS	564	100	
TOTALS	4,175		

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%	- 1999		490,044	1998	1998	0	0	31.05	68.95
Heated Area: 3203						HX Base Yr 1999					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		337,885
TOTAL LAND VALUE - MARKET		21,869
TOTAL MARKET VALUE		35,000
SOH/AGL Deduction		394,754
ASSESSED VALUE		114,618
TOTAL EXEMPTION VALUE	HX HB	280,136
BASE TAXABLE VALUE		51,411
TOTAL JUST VALUE		228,725
NCON VALUE		394,754
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		400,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2127	ADDN SFR	75	04/26/2011
620	ADDN SFR	50	03/17/2008
3793	ADDN SFR	128	06/27/2006
1194	POOL	65	03/27/1998
1108	SFR	591	11/12/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/1837	10/21/1997	WD	Q	V		21,500
GRANTOR: CRAPPS & COLE						
GRANTEE: BROCCHI						

EXTRA FEATURES															BLD DATE			LGL DATE		
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200				
2	0166	CONC, PAVMT	0	100	0	0	220.00	UT	1.50	1.50	100	1998	1998	3	100	330				
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336				
4	0264	PRCH, FSP	0	100	23	41	943.00	UT	4.00	4.00	100	1998	1998	3	100	3,772				
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800				
6	0166	CONC, PAVMT	0	100	0	0	554.00	UT	1.50	1.50	100	1998	1998	3	100	831				
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600				
TOTALS															4178 NW WISTERIA DR, LAKE CITY			04/14/2026 MLU		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W19 FOP= N5 W41 S8 E12 R5 D5 S1 E7 N6 U4 R4 E6 R3 D3 E4 N2\$ S2 W4 U3 L3 W6 L4 D4 S6 W7 N1 U5 L5 W12 S14														
BAS= W10 S10 E10 N10\$ S16 E4 S2 E7 N2 E3 FOP= S3 E13 N2 E4 N5 W14 D4 L3 \$ R3 U4 E14 S13 FGR= S22 E24 N22 W24\$ E20 N10														
BAS= E9 N13 W9 S13\$ N13 E9 N19\$ BAS= N30 W19 S30 E19\$ PTR= N30 E40 FUS= N30 W19 S29 E6S1 E13\$ S30 W40\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							