LOT 2 OAK MEADOW PLANTATIONS S/D
816-2412-2423, 847-1837,

BROCCHI CRAIG D/BROCCHI GINA A
4178 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02462-102

BUILDING CHARACTERISTICS

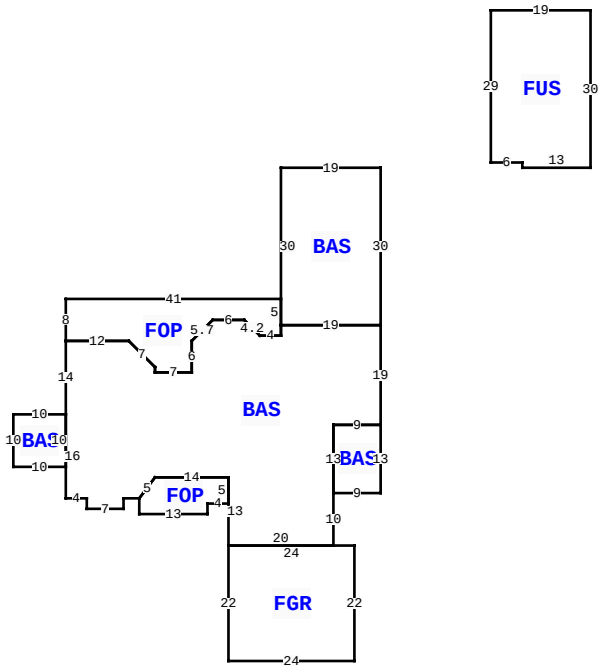
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	9,149
BAS	117	100		117	10,704
BAS	570	100		570	52,149
BAS	1,852	100		1,852	169,439
FGR	528	55		290	26,532
FOP	105	30		32	2,928
FOP	339	30		102	9,332
FUS	564	100		564	51,600
TOTALS	4,175			3,627	331,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,627	120.6311	132.69	481,267	1998	1998	0	0	0	31.05	68.95

1 SINGLE FAM 100% - 1999 Heated Area: 3203 HX Base Yr 1999



4178 NW WISTERIA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		331,834
TOTAL MARKET OB/XF VALUE		21,869
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		388,703
SOH/AGL Deduction		100,163
ASSESSED VALUE		288,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,129
TOTAL JUST VALUE		388,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,754

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

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 21,869

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-2	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 JB Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS