LOT 3 OAK MEADOW PLANTATIONS UNI
816-2412-2423, 834-2024, 840-461

DESAI NEHA/DESAI JITENDRA
407 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

34-3S-16-02462-103

BUILDING CHARACTERISTICS

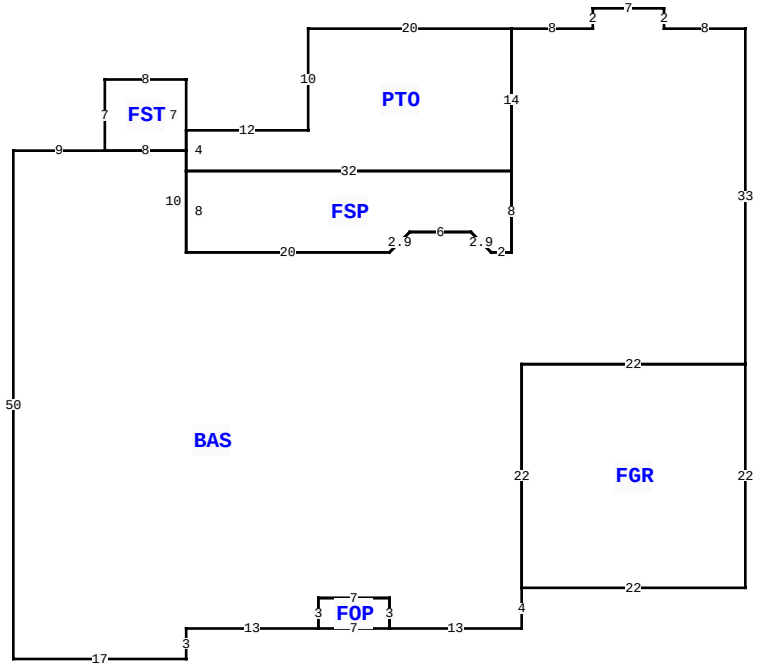
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,828	100		2,828	233,519
FGR	484	55		266	21,964
FOP	21	30		6	496
FSP	240	40		96	7,927
FST	56	55		31	2,560
PTO	328	5		16	1,321
TOTALS	3,957			3,243	267,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,243	106.3314	116.96	379,301	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 50% - 2021 Heated Area: 2828 HX Base Yr 2021



4206 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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		267,787
TOTAL MARKET OB/XF VALUE		26,695
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		329,482
SOH/AGL Deduction		8,640
ASSESSED VALUE		320,842
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		269,431
TOTAL JUST VALUE		329,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
256	MAINT/ALTR	75	07/07/2014
2109	POOL	50	05/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/685	4/16/2026	WD	Q	I	01	380,000
GRANTOR: ABREUS ORLANDO JR						
GRANTEE: DESAI NEHA						
1382/1334	3/27/2019	WD	Q	I	01	300,000
GRANTOR: GEORGE R & MELISSA D						
GRANTEE: ABREUS ORLANDO JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S50 E17 N3 E13 FOP= E7 N3 W7 S3$ N3 E7 S3 E13 N4 FGR= E22 N22 W22 S22 $ N22 E22N33 W8 N2 W7 S2 W8 PTO= W20 S10 W12 S4 E32 N14 $ S14 FSP= W32 S8 E20 U2 R2 E6 R2 D2 E2 N8$ S8 W2 U2 L2 W6 L2 D2 W20 N10 FST= N7 W8 S7 E8$ W8$.

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	50	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	50	0	0	1,111.00	UT	1.50	1.50	100	1997	1997	3	100	1,667	
3	0280	POOL R/CON	0	50	15	30	450.00	UT	70.00	70.00	100	2001	2001	3	40	12,600	
4	0282	POOL ENCL	0	50	28	46	1,288.00	UT	15.00	15.00	100	2001	2001	3	40	7,728	
5	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 26,695

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	50		*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 08/17/2026 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS