LOT 9 OAK MEADOW PLANTATION UNIT
816-2412, 976-1817, WD 1259-1755

KEUSCH DOUG C/KEUSCH PATTY
4211 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02462-109

BUILDING CHARACTERISTICS

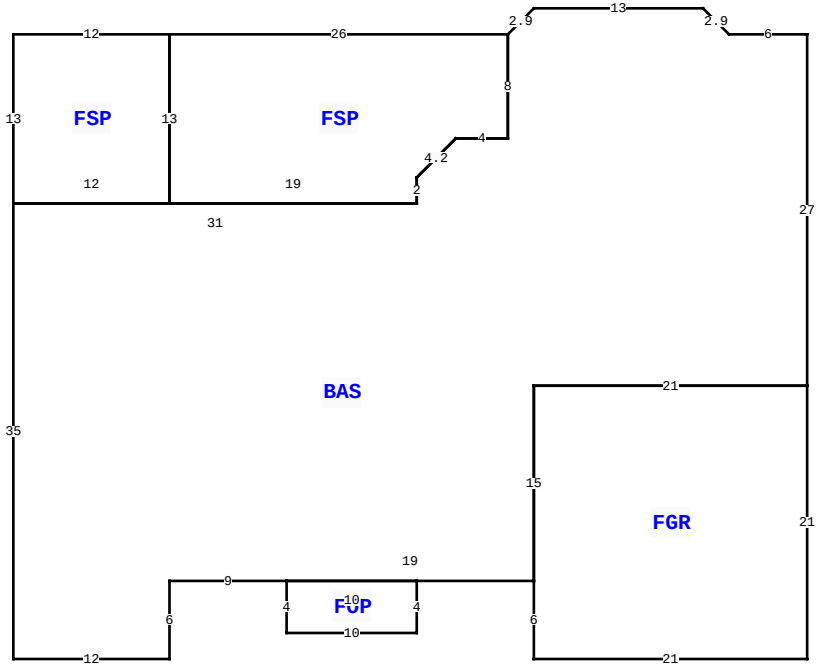
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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		34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100		1,886	196,139
FGR	441	55		243	25,271
FOP	40	30		12	1,248
FSP	156	40		62	6,447
FSP	308	40		123	12,792
TOTALS	2,831			2,326	241,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	121.2057	133.33	310,126	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2019 Heated Area: 1886 HX Base Yr 2019



4211 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	241,898
TOTAL MARKET OB/XF VALUE	57,254
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	334,152
SOH/AGL Deduction	59,077
ASSESSED VALUE	275,075
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	223,664
TOTAL JUST VALUE	334,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048267	Screen Enclosure	12,451	09/26/2023
000043828	Roof Replacement	16,991	03/02/2022
00634	POOL		09/27/2021
2612	SFR	480	03/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1162	8/08/2018	WD	Q	I	01	207,000
GRANTOR: DAVID A MOORE						
GRANTEE: DOUG C & PATTY KEUS						
1259/1755	8/05/2013	WD	Q	I	01	172,500
GRANTOR: DENNIS K & CATHRYN FE						
GRANTEE: DAVID A MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 U2L2 W13 D2L2 S8 W4 D3L3 S2 W31 S35 E12 N6 E9 E19 N15 E21 N27 $
FGR=[ORIG=-21,42] S6 E21 N21 W21 S15 $
FSP=[ORIG=-23,0] W26 S13 E19 N2 U3R3 E4 N8 $
FOP=[ORIG=-40,42] S4 E10 N4 W10 $
FSP=[ORIG=-61,0] E12 S13 W12 N13 $
.

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	1,119.00	UT	2.00	2.00	100	2003	2003	3	100	2,238	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	2022	2021		93	31,248	
6	0282	POOL ENCL	0	100	27	50	1,350.00	UT	15.00	15.00	100	2022	2021		75	15,188	
7	0169	FENCE/WOOD	0	100	0	0	360.00	UT	15.50	15.50	100	2022	2021		100	5,580	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 57,254

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 06/07/2023 BY KS Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS