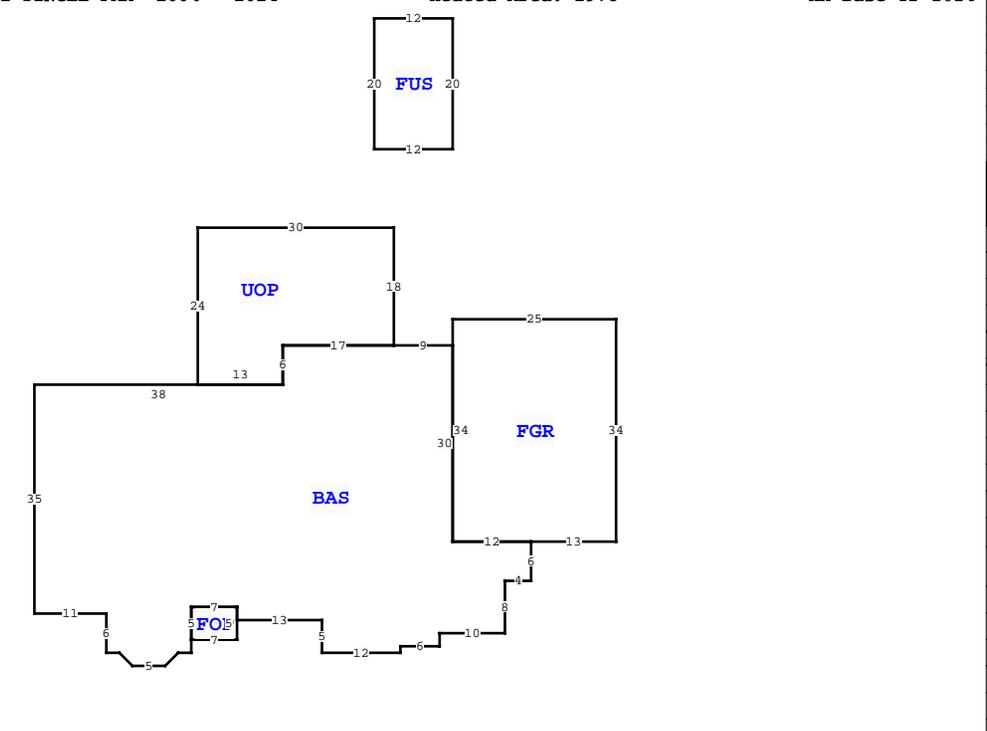


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,580	119.4700	133.81	479,040	2003	2003	0	0	22.00	78.00		
1 SINGLE FAM			100% - 2024	Heated Area: 2978				HX Base Yr 2024					



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,738	100		2,738	285,770
FGR	850	55		468	48,846
FOP	35	30		10	1,044
FUS	240	100		240	25,049
UOP	618	20		124	12,942
TOTALS	4,481			3,580	373,651

4276 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	373,651	
TOTAL MARKET OB/XF VALUE	12,264	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	420,915	
SOH/AGL Deduction	13,735	
ASSESSED VALUE	407,180	
TOTAL EXEMPTION VALUE	HX HB VX WR 61,411	
BASE TAXABLE VALUE	345,769	
TOTAL JUST VALUE	420,915	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	426,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2722	SFR	756	07/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1344	3/31/2023	LE	U	I	14	100
GRANTOR: LYONS WILLIAM J (ENH)						
GRANTEE: HINES LAWRENCE KYLE						
1487/1342	3/31/2023	WD	Q	I	01	505,000
GRANTOR: TURMAN SANDRA S						
GRANTEE: LYONS WILLIAM J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 UOP= N18 W30 S24 E13 N6 E17 S W17 S6 W38 S35 E11 S6 E2 R2 D2 E5 U2 R2 E2 N2 FOP= E7 N5 W7 S5 N5 E7 S2 E13 S5 E12 N1 E6 N2 E10 N8 E4 N6 FGR= E13 N34 W25 S34 E12 S W12 N30 S PTR= N30 FUS= N20 W12 S20 E12 S S30 S.	

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	0166	CONC, PAVMT	0	100	0	2,732.00	UT	2.00	2.00	100	2003	2003	3	100	5,464	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

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							