LOT 1 OAK MEADOW PLANTATION UNIT
816-2412-2423, 973-1457, 985-246

LYONS WILLIAM J
4276 NW WISTERIA DR
LAKE CITY, FL 32055

2026

34-3S-16-02462-201

BUILDING CHARACTERISTICS

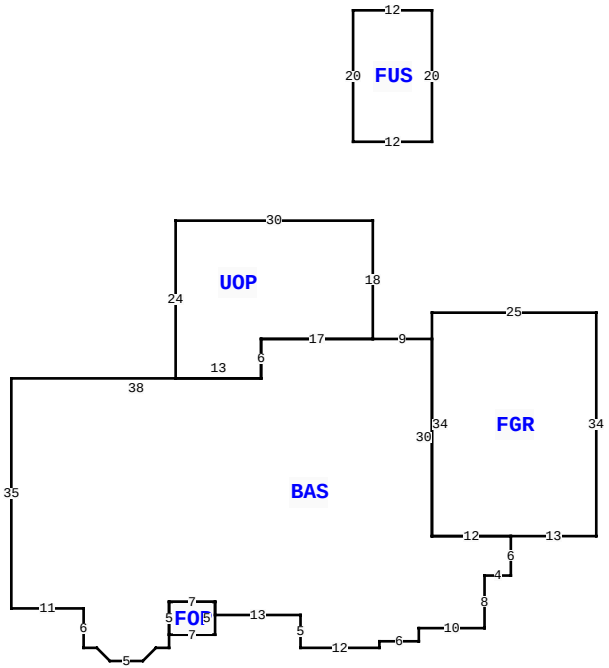
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4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

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	0	22.00	78.00

1 SINGLE FAM 100% - 2024 Heated Area: 2978 HX Base Yr 2024



4276 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		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$ 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 $ W12 N30$ PTR= N30 FUS= N20 W12 S20 E12$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 12,264

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/10/2026 BY SYS