

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,336	100	
FGR	528	55	
FOP	154	30	
FSP	333	40	
TOTALS	3,351		
		2,805	348,557

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 2336										HX Base Yr 2024	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			348,557
TOTAL MARKET OB/XF VALUE			14,918
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			398,475
SOH/AGL Deduction			74,917
ASSESSED VALUE			323,558
TOTAL EXEMPTION VALUE	13 HX HB VP VX		323,558
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			398,475
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3741	STORAGE	50	06/13/2006
2657	SFR	383	05/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1155	4/13/2023	WD Q	Q	I	01	460,000
GRANTOR: DILGER EARL J						
GRANTEE: MATTHEWS FRANKLIN L						
1024/0253	8/17/2004	WD Q	Q	I		237,000
GRANTOR: MCGOWAN						
GRANTEE: EARL & SHIRLEY DILG						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	2,199.00	UT	2.00	2.00	100	2003	2003	3	100	4,398	
3	0294	SHED WOOD/	0	100	20	480.00	UT	14.00	14.00	100	2007	2007	3	100	6,720	
4	0251	LEAN TO W/	0	100	20	180.00	UT	5.00	5.00	100	2007	2007	3	100	900	
5	0251	LEAN TO W/	0	100	20	180.00	UT	5.00	5.00	100	2007	2007	3	100	900	

4298 NW WISTERIA DR, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/14/2026 MLU

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**BUILDING DIMENSIONS**  
BAS= W18 S53 E13 FOP= S3 E21 N6 W14 N4 W7 S7\$ N7 E7 S4 E14  
FGR= S22 E22 N24 W22 S2 \$ N2 E24 N19 W2 N14 L3 U3 W8 FSP=  
N12 W27 S12 E21 D3 R3 R3 U3 \$ D3 L3 L3 U3 W21 N12\$.

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							