LOT 3 OAK MEADOW PLANTATION UNIT
816-2412 THRU 2423, 927-2113, PB

MARTIN STEPHEN L/MARTIN GARY L
44 NIGHT OWL CT
ST AUGUSTINE, FL 32092

2027

34-3S-16-02462-203

BUILDING CHARACTERISTICS

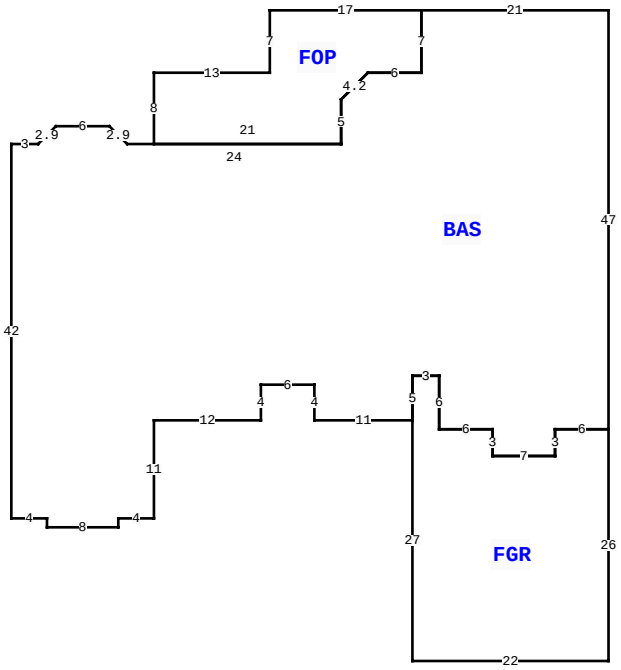
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,661	100		2,661	269,176
FGR	569	55		313	31,662
FOP	292	30		88	8,902
TOTALS	3,522			3,062	309,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,062	120.9978	133.10	407,552	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 2026 Heated Area: 2661 HX Base Yr



4322 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,686.00	UT	1.50	1.50	100	2001	2001	3	100	2,529	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	309,740
TOTAL MARKET OB/XF VALUE	3,729
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	348,469
SOH/AGL Deduction	0
ASSESSED VALUE	348,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,469
TOTAL JUST VALUE	348,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2126	SFR	692	06/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/216	4/02/2025	PR	U	I	11	0
GRANTOR: MARTIN HORACE L						
GRANTEE: MARTIN STEPHEN L						
1300/2092	9/04/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HORAC						
GRANTEE: HORACE L MARTIN (SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= W17 S7 W13 S8 E21 N5 R3 U3 E6 N7$ S7 W6 D3 L3 S5 W24 U2 L2 W6 L2 D2 W3 S42 E4 S1 E8 N1 E4 N11 E12 N4 E6 S4 E11 FGR= S27 E22 N26 W6 S3 W7 N3 W6 N6 W3 S5$ N5 E3 S6 E6 S3 E7 N3 E6 N47$.

LAND DESCRIPTION

TOTAL OB/XF 3,729

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	0		*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 11/17/2026 BY SYS