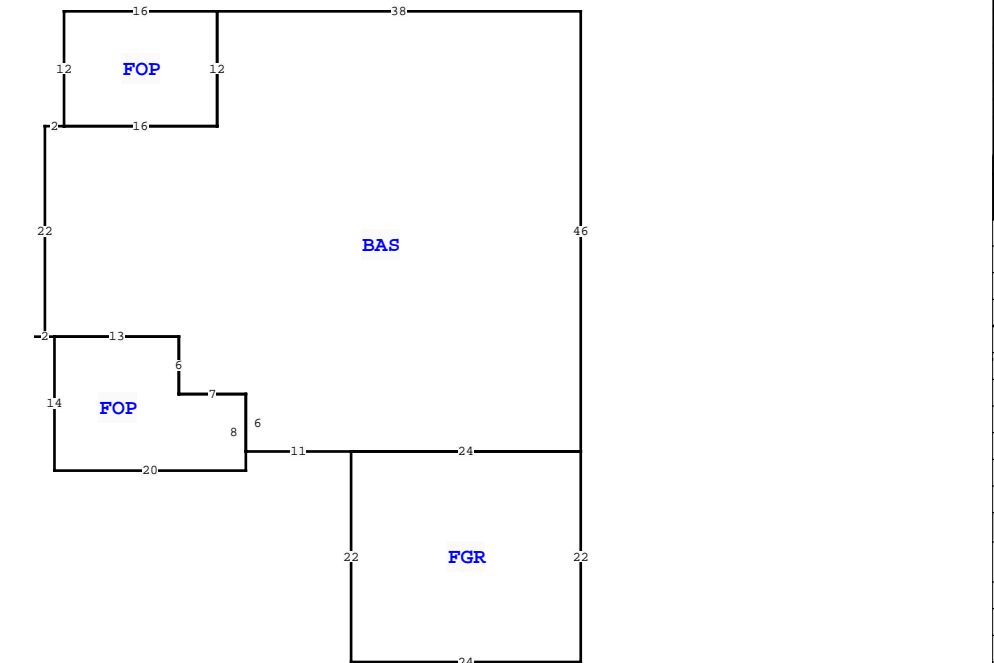


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,584	115.2480	129.08	333,543	2020	2020	0	0	5.00	95.00



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	2,165	100		2,165	265,485
FGR	528	55		290	35,561
FOP	192	30		58	7,113
FOP	238	30		71	8,707
TOTALS	3,123			2,584	316,866

4344 NW WISTERIA DR, LAKE CITY

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

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	1,536.00	UT	2.25	2.25	100
2	0169	FENCE/WOOD	0	100	0	0	368.00	UT	15.50	15.50	100

TOTAL OB/XF 9,160

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			316,866
TOTAL MARKET OB/XF VALUE			9,160
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			361,026
SOH/AGL Deduction			0
ASSESSED VALUE			361,026
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			304,615
TOTAL JUST VALUE			361,026
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-027	SFR	2,020	01/24/2020
2148	SFR	540	07/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1906	5/03/2023	WD	Q	I	01	410,000
GRANTOR: SHALIT DAN YAIR						
GRANTEE: BOOT BARBARA W						
1417/0533	8/11/2020	WD	Q	I	01	304,900
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: DAN YAIR SHALIT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=80,30] E2 E13 S6 E7 S6 E11 E24 N46 W38 S12 W16 W2 S22 \$											
FOP=[ORIG=83,-4] S12 E16 N12 W16 \$											
FOP=[ORIG=82,30] S14 E20 N8 W7 N6 W13 \$											
FGR=[ORIG=113,42] S22 E24 N22 W24 \$											