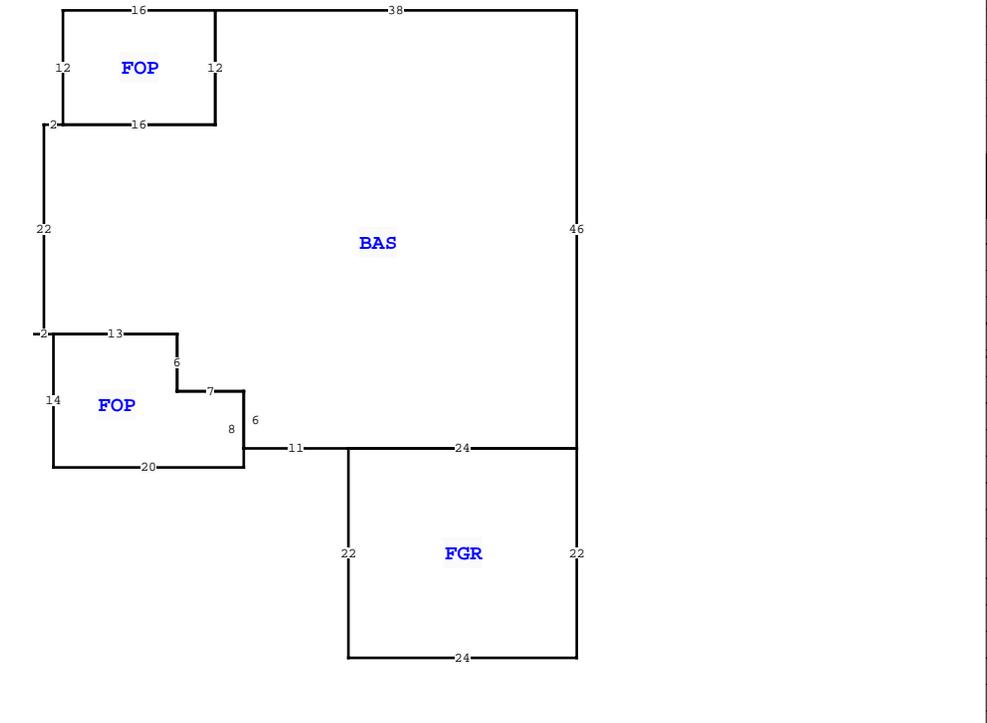


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
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						

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	0166	CONC,PAVMT	0	100	0	1,536.00	UT	2.25	2.25	100	2021	2020		100	3,456	
2	0169	FENCE/WOOD	0	100	0	368.00	UT	15.50	15.50	100	2021	2020		100	5,704	

4344 NW WISTERIA DR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/03/2025
										INC DATE		AG DATE	MLU

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 \$												

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								