LOT 4 OAK MEADOW PLANTATION UNIT
816-2412 THRU 2423, 927-691, 947

BOOT BARBARA W/COOPER STEPHANIE F
4344 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02462-204

BUILDING CHARACTERISTICS

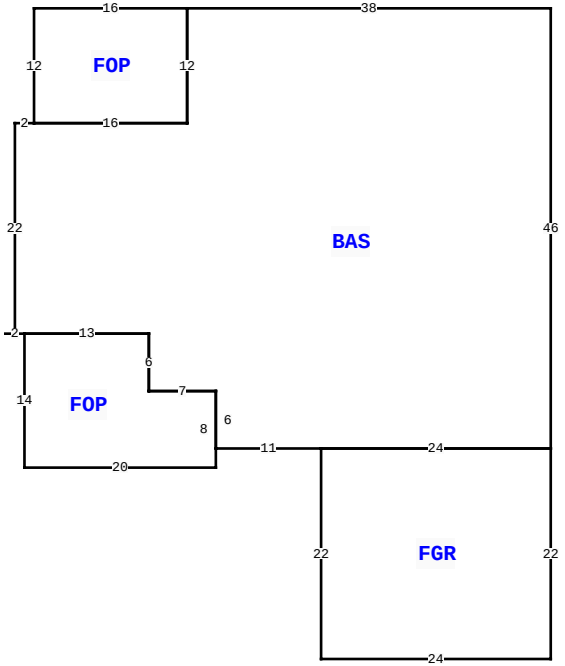
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	260,734
FGR	528	55		290	34,925
FOP	192	30		58	6,985
FOP	238	30		71	8,551
TOTALS	3,123			2,584	311,195

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	126.77	327,574	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 2165 HX Base Yr 2024



4344 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1,536.00	UT	2.25	2.25	100	2021	2020		100	3,456	
2	0169	FENCE/WOOD	0	100	0	0	368.00	UT	15.50	15.50	100	2021	2020		100	5,704	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		311,195
TOTAL MARKET OB/XF VALUE		9,160
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		355,355
SOH/AGL Deduction		0
ASSESSED VALUE		355,355
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		298,944
TOTAL JUST VALUE		355,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,026

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

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 9,160

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 10/09/2023 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS