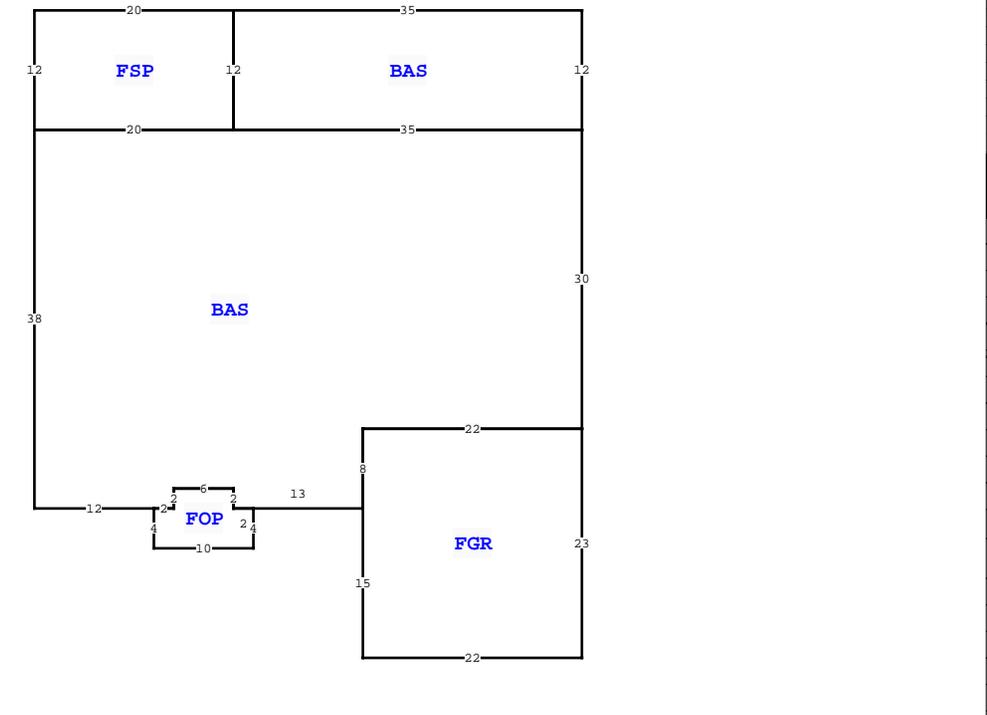


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 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		
1	SINGLE FAM	100%	- 2017									Heated Area: 2322	HX Base Yr 2017



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	420	100		420	43,170
BAS	1,902	100		1,902	195,495
FGR	506	55		278	28,574
FOP	52	30		16	1,645
FSP	240	40		96	9,867
TOTALS	3,120			2,712	278,750

4430 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		278,750
TOTAL MARKET OB/XF VALUE		16,389
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,139
SOH/AGL Deduction		100,353
ASSESSED VALUE		229,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,375
TOTAL JUST VALUE		330,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3064	SFR	348	10/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0206	10/15/2016	WD Q	Q	I	01	189,000
GRANTOR: TARA E & BRENT L MART						
GRANTEE: NED L GERBERICH JR						
1225/0346	11/11/2011	WD Q	Q	I	01	186,000
GRANTOR: PAMELA A ENDRES						
GRANTEE: TARA E & BRENT L MA						

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	0	UT	2.50	2.50	100	2005	2005	3	100	3,905	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0030	BARN, MT	0	100	24	24	UT	9.00	9.00	100	2022	2021		100	5,184	
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

BUILDING NOTES													
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**BUILDING DIMENSIONS**  
 BAS= N30 BAS= N12 W35 S12 E35\$ W35 FSP= N12 W20 S12 E20\$ W20  
 S38 E12 FOP= S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=  
 S15 E22 N23 W22 S8\$ N8 E22 \$.

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							