LOT 12 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 1030-2001, WD

MCPHERSON KARI LYNN
4452 NW WISTERIA DRIVE
LAKE CITY, FL 32055

2027

34-3S-16-02462-212

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	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
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	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA | 06

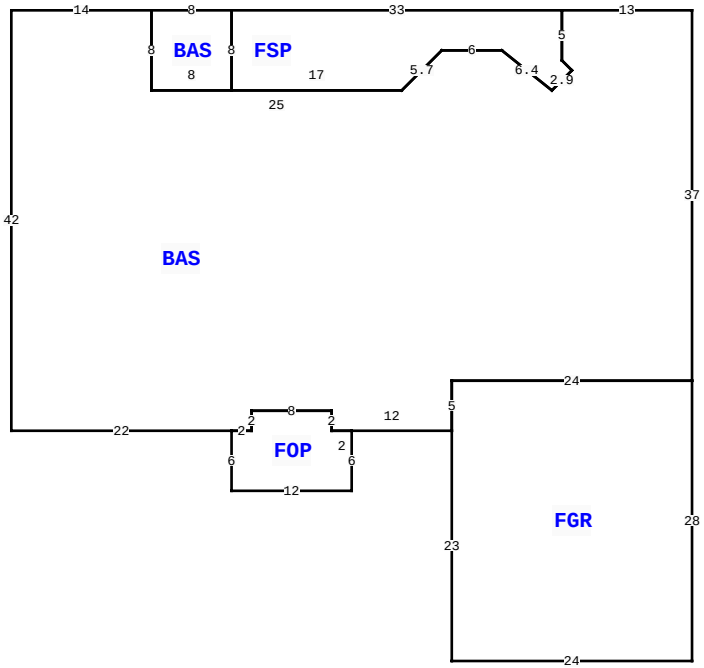
NEIGHBORHOOD/LOC 34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	7,603
BAS	2,434	100		2,434	289,126
FGR	672	55		370	43,951
FOP	88	30		26	3,089
FSP	223	40		89	10,572
TOTALS	3,481			2,983	354,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	133.3216	146.65	437,457	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 2498 HX Base Yr 2022



4452 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,820.00	UT	2.50	2.50	100	2006	2006	3	100	7,050	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	56.00	56.00	100	2006	2006	3	51	13,709	
4	0282	POOL ENCL	0	100	29	36	1,044.00	UT	12.00	12.00	100	2006	2006	3	40	5,011	
5	0169	FENCE/WOOD	0	100	0	0	80.00	UT	13.50	13.50	100	2006	2006	3	100	1,080	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2017		57	3,420	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		354,340
TOTAL MARKET OB/XF VALUE		32,570
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		421,910
SOH/AGL Deduction		54,314
ASSESSED VALUE		367,596
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		316,185
TOTAL JUST VALUE		421,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0009	REROOF	23,613	01/07/2026
1613	ADDN SFR	55	03/25/2010
3750	POOL ENCL	50	05/31/2006
3634	POOL	160	03/22/2006
3296	SFR	981	06/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1480	6/09/2021	WD	Q	I	01	390,000
GRANTOR: BAUGHN JUDITH S POMER						
GRANTEE: MCPHERSON KARI LYNN						
1043/0142	4/11/2005	WD	Q	V		33,000
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: JUDITH S POMEROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W33 BAS= W8 S8 E8 N8$ S8 E17 R4 U4 E6 D4 R5 R2 U2 U1 L1 N5 $ S5 R1 D1 D2 L2 L5 U4 W6 D4 L4 W25 N8 W14 S42 E22 FOP= S6 E12 N6W2 N2W8 S2 W2$ E2 N2 E8 S2 E12 FGR= S23 E24 N28 W24 S5$ N5 E24 N37$.

LAND DESCRIPTION

TOTAL OB/XF 32,570

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 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