LOT 13 OAK MEADOW PLANTATION UNI
816-2412, WD 1048-1827, WD 1048-

PATEL PRAFUL A/PATEL AKSHAR P
4478 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02462-213

BUILDING CHARACTERISTICS

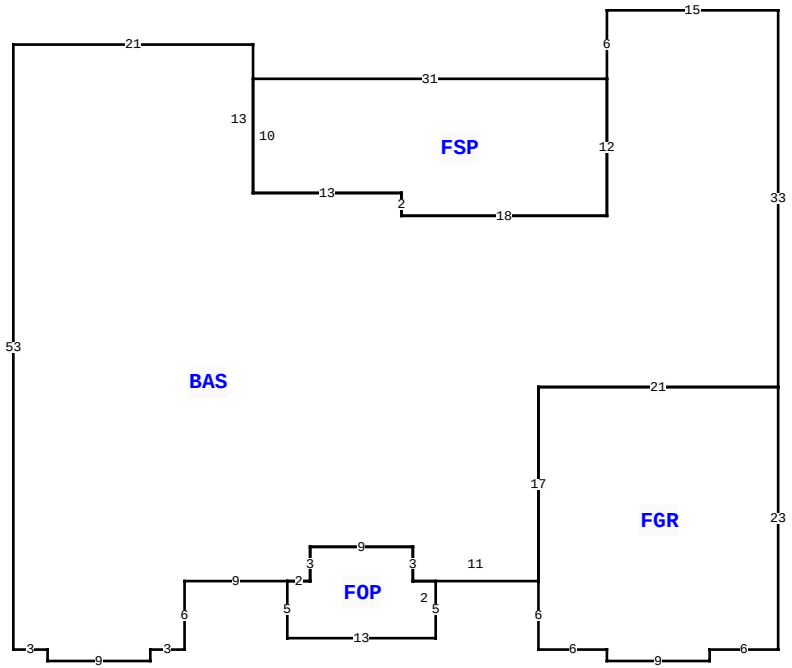
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	2,470	100		2,470	243,883
FGR	492	55		271	26,758
FOP	92	30		28	2,765
FSP	346	40		138	13,626
TOTALS	3,400			2,907	287,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,907	121.3034	133.43	387,881	2005	2005	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2019 Heated Area: 2470 HX Base Yr 2019



4478 NW WISTERIA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		287,032
TOTAL MARKET OB/XF VALUE		5,873
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		327,905
SOH/AGL Deduction		67,186
ASSESSED VALUE		260,719
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		204,308
TOTAL JUST VALUE		327,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3027	SFR	524	08/24/2004
00425			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1452/1650	11/11/2021	QC	U	I	11	100
GRANTOR: PATLE PRAFUL A						
GRANTEE: PATEL PRAFUL A						
1330/0302	1/30/2017	WD	Q	I	01	250,000
GRANTOR: MINESH & KETNA M PATE						
GRANTEE: PRAFUL A & JAYSHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S6 FSP= W31 S10 E13 S2 E18 N12$ S12 W18 N2 W13 N13 W21 S53 E3 S1 E9 N1 E3 N6 E9 FOP= S5 E13 N5 W2 N3 W9 S3 W2$ E2 N3 E9 S3 E11 FGR= S6 E6 S1 E9 N1 E6 N23 W21 S17$ N17 E21 N33$.

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	1,701.00	UT	2.50	2.50	100	2005	2005	3	100	4,253	
2	0169	FENCE/WOOD	0	100	0	0	120.00	UT	13.50	13.50	100	2007	2007	3	100	1,620	

LAND DESCRIPTION

TOTAL OB/XF 5,873

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 09/11/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS