LOT 14 OAK MEADOW PLANTATION UNI
816-2412-2423, WD 1030-2001, WD

COLLINS LAWRENCE RICHARD/COLLINS ALISHA
4504 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02462-214

BUILDING CHARACTERISTICS

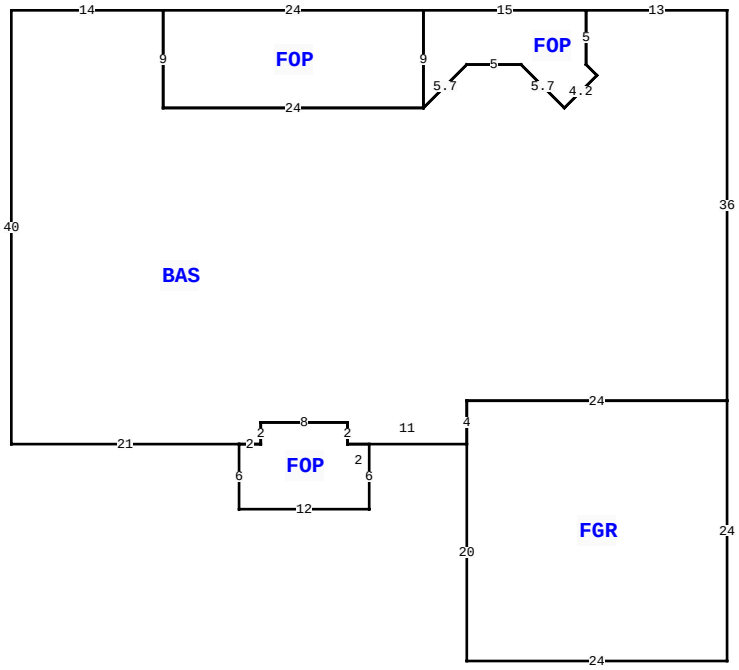
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,214	100		2,214	259,918
FGR	576	55		317	37,215
FOP	88	30		26	3,052
FOP	98	30		29	3,404
FOP	216	30		65	7,631
TOTALS	3,192			2,651	311,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,651	134.2433	147.67	391,473	2005	2005	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2022 Heated Area: 2214 HX Base Yr 2022



4504 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	0166	CONC,PAVMT	0	100	0	0	3,096.00	UT	1.50	1.50	100	2005	2005	3	100	4,644	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2023	2022		95	27,930	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		311,221
TOTAL MARKET OB/XF VALUE		34,774
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		380,995
SOH/AGL Deduction		47,951
ASSESSED VALUE		333,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,633
TOTAL JUST VALUE		380,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044715	Swimming Pool and	55,000	08/15/2022
3131	SFR	681	12/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/2755	9/24/2021	WD	Q	I	01	335,000
GRANTOR: NGUYEN HOANG						
GRANTEE: COLLINS LAWRENCE RI						
1436/2653	5/04/2021	WD	Q	I	01	303,000
GRANTOR: CASLIN KATHERINE WITT						
GRANTEE: NGUYEN HOANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W15 S9 R4 U4 E5 D4 R4 R3 U3 U1 L1 N5$S5 R1 D1 D3 L3 L4 U4 W5 D4 L4 FOP= N9 W24 S9 E24$ W24 N9 W14 S40 E21 FOP= S6 E12 N6 W2 N2 W8S2 W2$ E2 N2 E8 S2 E11 FGR= S20 E24 N24 W24 S4$ N4E24 N36$.

LAND DESCRIPTION

TOTAL OB/XF 34,774

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