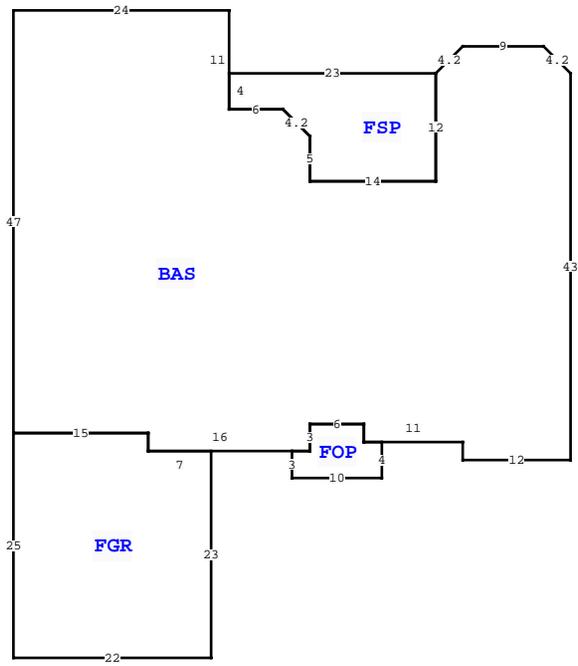


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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
BAS	2,553	100	
FGR	536	55	
FOP	50	30	
FSP	209	40	
TOTALS	3,348		

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%	- 2004		Heated Area: 2553					HX Base Yr 2004	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			311,514
TOTAL MARKET OB/XF VALUE			23,045
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			369,559
SOH/AGL Deduction			112,630
ASSESSED VALUE			256,929
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			200,518
TOTAL JUST VALUE			369,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2889	POOL	60	03/15/2004
2540	SFR	712	12/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/2655	11/01/2001	WD Q	Q	V		24,500

GRANTOR: DANIEL CRAPPS & RICHA  
GRANTEE: AGUSTIN HERRERA & I

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S47 FGR= S25 E22 N23 W7 N2 W15\$ E15 S2 E16 FOP= S3 E10 N4 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E11 S2 E12 N43 U3 L3 W9 D3 L3 FSP= W23 S4 E6 D3 R3 S5 E14 N12\$ S12 W14 N5 L3 U3 W6 N11\$.	

EXTRA FEATURES															4534 NW WISTERIA DR, LAKE CITY		
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	3,078.00	UT	2.00	2.00	100	2003	2003	3	100	6,156	
3	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2004	2004	3	43	11,799	
4	0169	FENCE/WOOD	0	100	0	0	156.00	UT	15.00	15.00	100	2007	2007	3	100	2,340	
5	0169	FENCE/WOOD	0	100	0	0	100.00	UT	13.50	13.50	100	2007	2007	3	100	1,350	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
TOTAL OB/XF 23,045																	

LAND DESCRIPTION															TOTAL OB/XF 23,045									
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							