LOT 16 OAK MEADOW PLANTATION UNI

ORB 816-2412-2423, 938-2655,

HERRERA AGUSTIN/HERRERA IVELISSE
4534 NW WISTERIA DR
LAKE CITY, FL 32055-4806

2027

34-3S-16-02462-216

BUILDING CHARACTERISTICS

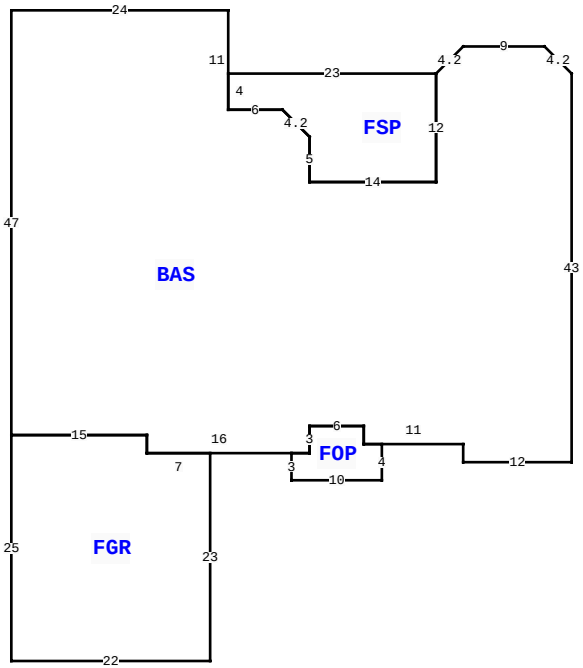
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,553	100		2,553	265,047
FGR	536	55		295	30,627
FOP	50	30		15	1,558
FSP	209	40		84	8,720
TOTALS	3,348			2,947	305,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,947	120.9978	133.10	392,246	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2553 HX Base Yr 2004



4534 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	305,952
TOTAL MARKET OB/XF VALUE	23,045
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	363,997
SOH/AGL Deduction	99,360
ASSESSED VALUE	264,637
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	208,226
TOTAL JUST VALUE	363,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,559

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	V		24,500

GRANTOR: DANIEL CRAPPS & RICHA

GRANTEE: AGUSTIN HERRERA & I

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$.

LAND DESCRIPTION

TOTAL OB/XF 23,045

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: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS