LOT 18 OAK MEADOW PLANTATION UNI

816-2412, WD 1025-544, WD 1046 -

ORCUTT ARTHUR/JONES LEE PIN
4509 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02462-218

BUILDING CHARACTERISTICS

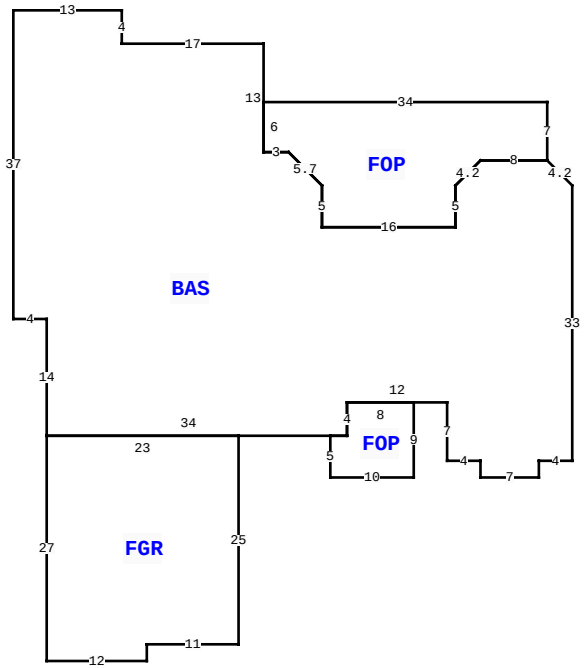
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,500	100		2,500	240,588
FGR	599	55		329	31,661
FOP	82	30		25	2,406
FOP	372	30		112	10,778
TOTALS	3,553			2,966	285,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,966	121.5070	133.66	396,436	2005	2005	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2026 Heated Area: 2500 HX Base Yr 2026



4509 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	1,628.00	UT	2.50	2.50	100	2005	2005	3	100	4,070	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		285,434
TOTAL MARKET OB/XF VALUE		10,470
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,904
SOH/AGL Deduction		9,048
ASSESSED VALUE		321,856
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,445
TOTAL JUST VALUE		330,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044768	Roof Replacement	21,400	06/23/2022
3095	SFR	714	11/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1548/362	8/27/2025	WD	Q	I	01	380,000
GRANTOR: BARONA WILLIAM						
GRANTEE: ORCUTT ARTHUR						
1393/1771	8/23/2019	WD	Q	I	01	285,000
GRANTOR: ANDY TONG & QUYEN N L						
GRANTEE: WILLIAM & YESSENIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N4 W13 S37 E4 S14 FGR= S27 E12 N2 E11 N25 W23 $ E34 FOP= S5 E10 N9 W8 S4 W2$ E2 N4 E12 S7 E4 S2 E7 N2 E4 N33 L3 U3 FOP= N7 W34 S6 E3 D4 R4 S5 E16 N5 R3 U3 E8$ W8 D3 L3 S5 W16 N5 L4 U4 W3 N13$.

LAND DESCRIPTION

TOTAL OB/XF 10,470

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 09/26/2025 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS