

LOT 19 OAK MEADOW PLANTATION  
 UNIT 2. ORB 816-2412-2423,  
 WD 1031-1381, CT 1282-798,

NI HENG JI JUSTIN  
 4481 NW WISTERIA DR  
 LAKE CITY, FL 32055-4803

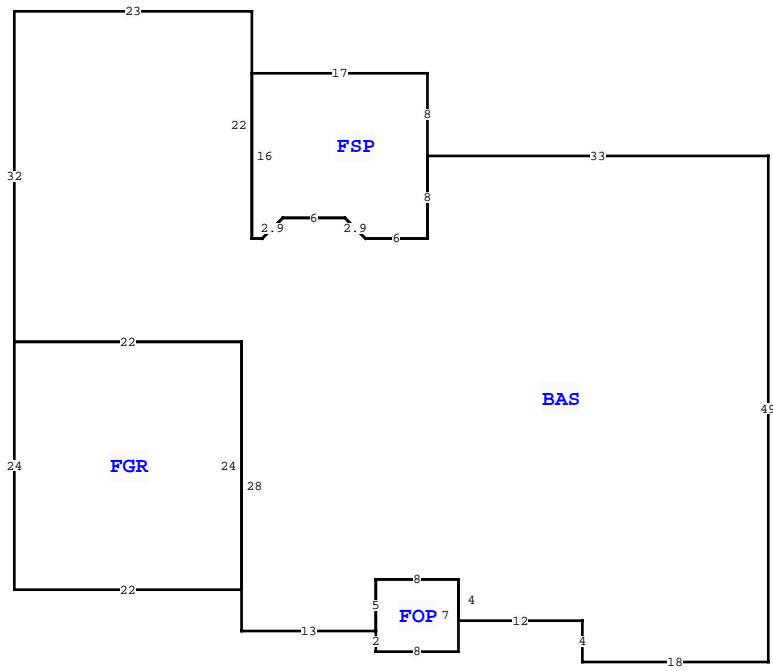
2026

34-3S-16-02462-219



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
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
BAS	2,946	100	
FGR	528	55	
FOP	56	30	
FSP	256	40	
TOTALS	3,786		
			3,355
			357,294

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%	2016									
				Heated Area:	2946			HX Base Yr	2016			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			357,294
TOTAL MARKET OB/XF VALUE			6,764
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			399,058
SOH/AGL Deduction			121,641
ASSESSED VALUE			277,417
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			226,006
TOTAL JUST VALUE			399,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			403,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044883	Roof Replacement	28,125	07/06/2022
3126	SFR	742	12/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2704	10/15/2015	WD	U	I	18	210,000

GRANTOR: FEDERAL NATIONAL MORT  
 GRANTEE: HENG JI JUSTIN NI  
 1282/0798 9/29/2014 CT U I 18 0  
 GRANTOR: CLERK OF COURTS  
 GRANTEE: FEDERAL NATIONAL MO

EXTRA FEATURES																
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	0296	SHED METAL	0	100	6	12	UT		7.00	100	2005	2005	3	100	504	
2	0169	FENCE/WOOD	0	100	0	0	UT	10.00	10.00	100	2005	2005	3	100	2,760	
3	0166	CONC,PAVMT	0	100	14	100	UT	2.50	2.50	100	2005	2005	3	100	3,500	

BUILDING NOTES			
4481 NW WISTERIA DR, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W33 FSP= N8 W17 S16 E1 R2 U2 E6 D2 R2 E6 N8\$ S8 W6 L2 U2 W6 D2 L2 W1 N22 W23 S32 FGR= S24 E22 N24 W22\$ E22 S28 E13 FOP= S2 E8 N7 W8 S5\$ N5 E8 S4 E12 S4 E18 N49\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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								