

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

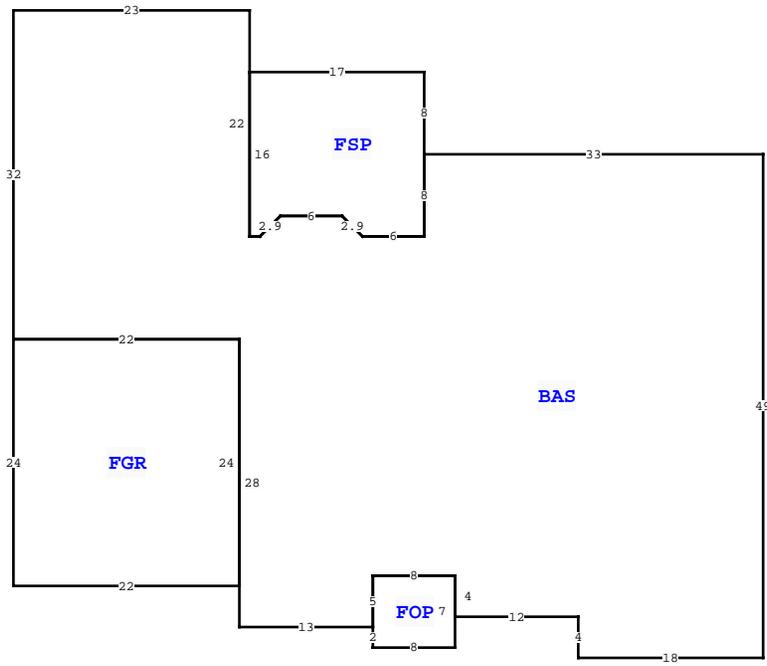
2026

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	100	
Kitchen Adjus	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	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								