LOT 20 OAK MEADOW PLANTATION
UNIT 2. ORB 816-2412-2423,
WD 1033-574. WD 1063-1680.

DURRETT JOHN F/DURRETT ABIGAIL J
4457 NW WISTERIA DR
LAKE CITY, FL 32055

2027

34-3S-16-02462-220

BUILDING CHARACTERISTICS

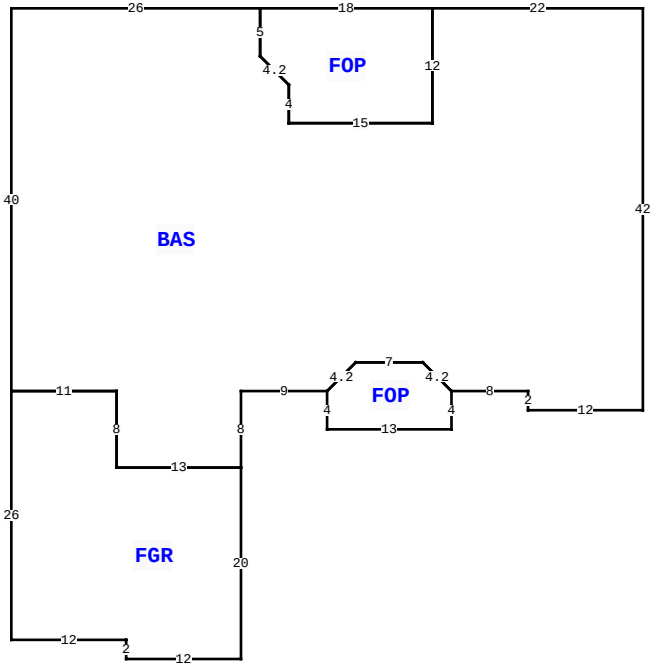
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,539	100		2,539	261,253
FGR	544	55		299	30,766
FOP	82	30		25	2,573
FOP	200	30		60	6,174
TOTALS	3,365			2,923	300,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,923	116.9238	128.62	375,956	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2009 Heated Area: 2539 HX Base Yr 2009



4457 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	14	100	1,400.00	UT	2.50	2.50	100	2005	2005	3	100	3,500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2023	2022		95	29,925	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		300,765
TOTAL MARKET OB/XF VALUE		34,825
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		370,590
SOH/AGL Deduction		88,957
ASSESSED VALUE		281,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,222
TOTAL JUST VALUE		370,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3159	SFR	933	01/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/2596	10/03/2007	WD	Q	I		295,000
GRANTOR: DANIA & NEAL MIRPURI						
GRANTEE: JOHN F & ABIGAIL J						
1063/1680	10/26/2005	WD	Q	I		296,900
GRANTOR: SETH HEITZMAN CONSTRU						
GRANTEE: DANIA AND NEAL MIRP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W18 S5 D3 R3 S4 E15 N12$ S12 W15 N4 L3 U3 N5 W26 S40 FGR= S26 E12 S2 E12 N20 W13 N8 W11$ E11 S8 E13 N8 E9 FOP= S4 E13 N4 U3 L3 W7 L3 D3 $ U3 R3 E7 R3 D3 E8 S2 E12 N42$.

LAND DESCRIPTION

TOTAL OB/XF 34,825

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