

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

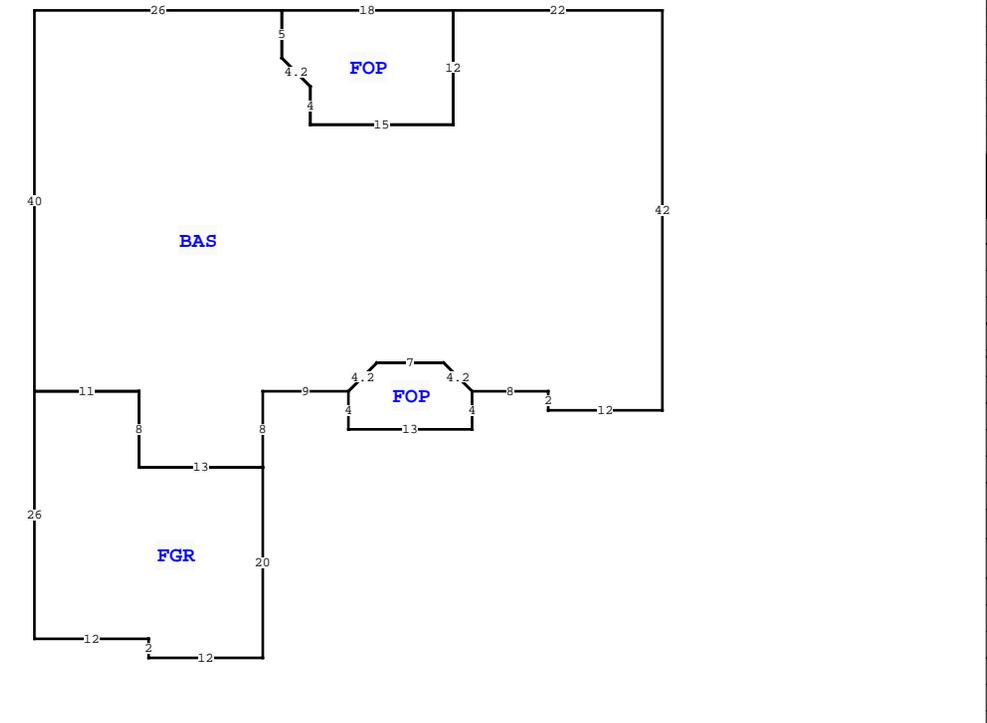
2026

34-3S-16-02462-220



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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

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	130.95	382,767	2005	2005	0	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2009 Heated Area: 2539 HX Base Yr 2009														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,539	100		2,539	265,986
FGR	544	55		299	31,323
FOP	82	30		25	2,619
FOP	200	30		60	6,286
TOTALS	3,365			2,923	306,214

4457 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	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	

EXTRA FEATURES																	
4457 NW WISTERIA DR, LAKE CITY																	
TOTAL OB/XF 34,825																	

LAND DESCRIPTION																								
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							

TOTAL OB/XF 34,825																	
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	306,214			
TOTAL MARKET OB/XF VALUE	34,825			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	376,039			
SOH/AGL Deduction	102,609			
ASSESSED VALUE	273,430			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	222,019			
TOTAL JUST VALUE	376,039			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	380,496			

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	Q	I		295,000
GRANTOR: DANIA & NEAL MIRPURI						
GRANTEE: JOHN F & ABIGAIL J						
1063/1680	10/26/2005	WD Q	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\$.																	