

LOT 22 OAK MEADOW PLANTATION
 UNIT 2. ORB 816-2412-2423,
 WD 1020-3000, WD 1034-261.

PATEL RANCHHOD S & PUSHPA R/PATEL PUSHPA R
 4405 NW WISTERIA DR
 LAKE CITY, FL 32055

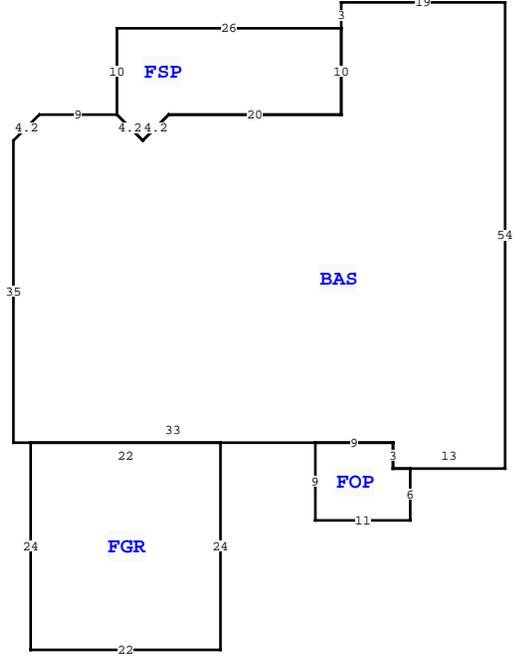
2026

34-3S-16-02462-222



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
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	2,439	100	
FGR	528	55	
FOP	93	30	
FSP	269	40	
TOTALS	3,329		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,865	123.7478	138.60	397,089	2004	2004	0	0	23.10	76.90
1 SINGLE FAM 100% - 2005 Heated Area: 2439 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		305,361
TOTAL MARKET OB/XF VALUE		17,832
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		358,193
SOH/AGL Deduction		99,222
ASSESSED VALUE		258,971
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,560
TOTAL JUST VALUE		358,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046470	Roof Replacement	24,508	02/07/2023
3003	SFR	674	07/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/0261	12/28/2004	WD Q	Q	I		259,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: PATEL						
1021/3000	6/25/2004	WD Q	Q	V		27,500
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: ERKINGER HOME BUILD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2004
2	0166	CONC,PAVMT	0	100	0	4,016.00	UT	2.00	2.00	100	2004
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2007
4	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2023
5	0296	SHED METAL	0	100	0	1.00	UT	1,800.00	1,800.00	100	2023

TOTAL OB/XF											
17,832											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF-2	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS= W19 S3 FSP= W26 S10 D3 R3 R3 U3 E20 N10\$ S10 W20 D3 L3 L3 U3 W9 D3 L3 S35 E2 FGR= S24 E22 N24 W22 \$ E33 FOP= S9 E11 N6 W2 N3 W9\$ E9 S3 E13 N54\$.											

BUILDING DIMENSIONS											
BAS= W19 S3 FSP= W26 S10 D3 R3 R3 U3 E20 N10\$ S10 W20 D3 L3 L3 U3 W9 D3 L3 S35 E2 FGR= S24 E22 N24 W22 \$ E33 FOP= S9 E11 N6 W2 N3 W9\$ E9 S3 E13 N54\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF-2	0.00	0.00	1.00	LT	1.00