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

2027

34-3S-16-02462-222

BUILDING CHARACTERISTICS

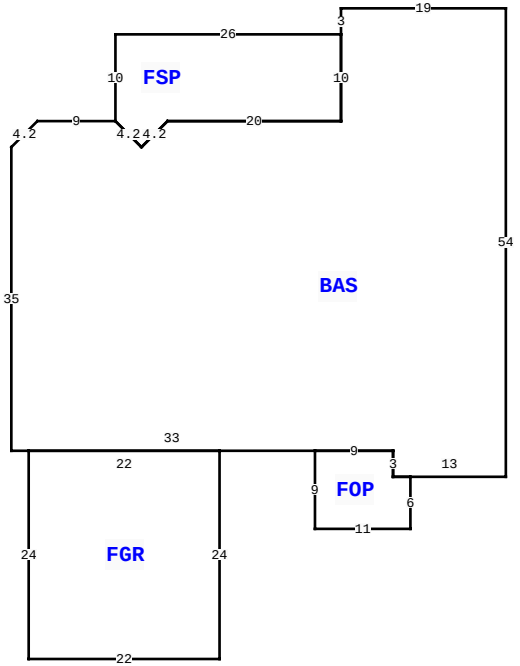
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,439	100		2,439	255,306
FGR	528	55		290	30,356
FOP	93	30		28	2,931
FSP	269	40		108	11,305
TOTALS	3,329			2,865	299,898

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	136.12	389,984	2004	2004	0	0	0	23.10	76.90

1 SINGLE FAM 100% - 2005 Heated Area: 2439 HX Base Yr 2005



4405 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	4,016.00	UT	2.00	2.00	100	2004	2004	3	100	8,032	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		299,898
TOTAL MARKET OB/XF VALUE		17,832
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		352,730
SOH/AGL Deduction		85,990
ASSESSED VALUE		266,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,329
TOTAL JUST VALUE		352,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,193

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	I		259,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: PATEL						
1021/3000	6/25/2004	WD	Q	V		27,500
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: ERKINGER HOME BUILD						

BUILDING NOTES

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

TOTAL OB/XF 17,832

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