

LOT 25 OAK MEADOW PLANTATION  
 UNIT 2. 816-2412, 972-592,  
 WD 1002-1391, DC 1140-1321, WD

HART BYRON J/HART LATOYA B  
 4307 NW WISTERIA DRIVE  
 LAKE CITY, FL 32055

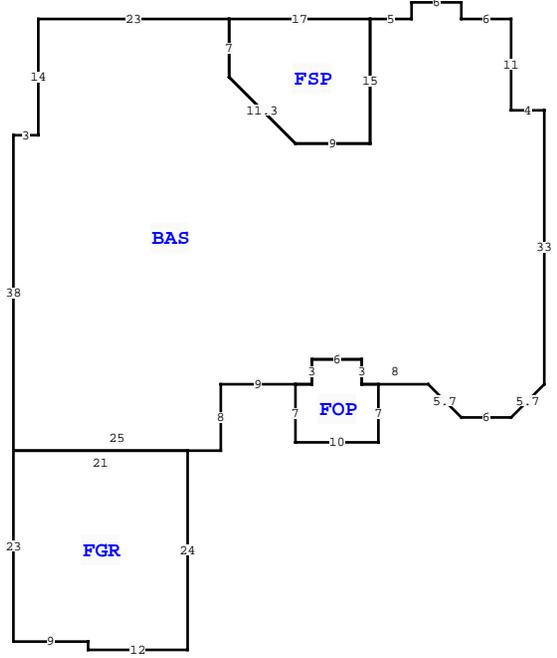
2026

34-3S-16-02462-225



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	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		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	2,741	100	
FGR	495	55	
FOP	88	30	
FSP	223	40	
TOTALS	3,547		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,128	116.5164	130.50	408,204	2003	2003	0	0	30.80	69.20
1 SINGLE FAM			100% - 2019	Heated Area: 2741		HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	282,477	
TOTAL MARKET OB/XF VALUE	7,600	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	325,077	
SOH/AGL Deduction	74,035	
ASSESSED VALUE	251,042	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	199,631	
TOTAL JUST VALUE	325,077	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	330,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2590	SFR	661	02/04/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/2465	3/29/2018	WD Q	Q	I	01	247,000
GRANTOR: JOHN & SAMANTHA MCCAR						
GRANTEE: BYRON J & LATOYA B						
1323/1048	8/25/2016	WD Q	Q	I	01	240,000
GRANTOR: MOHAMED A FODA & NADA						
GRANTEE: JOHN & SAMANTHA MCC						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,700.00	UT	2.00	100	2003	2003	3	100	3,400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,800.00	100	2023	2022		100	1,800	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W6 N2 W6 S2 W5 FSP= W17 S7 D8 R8 E9 N15\$ S15 W9 L8 U8 N7 W23 S14 W3 S38 FGR= S23 E9 S1 E12 N24 W21\$ E25 N8 E9 FOP= S7 E10 N7 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E8 R4 D4 E6 U4 R4 N33 W4 N11\$.	

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							