

LOT 26 OAK MEADOW PLANTATION UNI  
816-2412-2423, 946-373, 969-1186

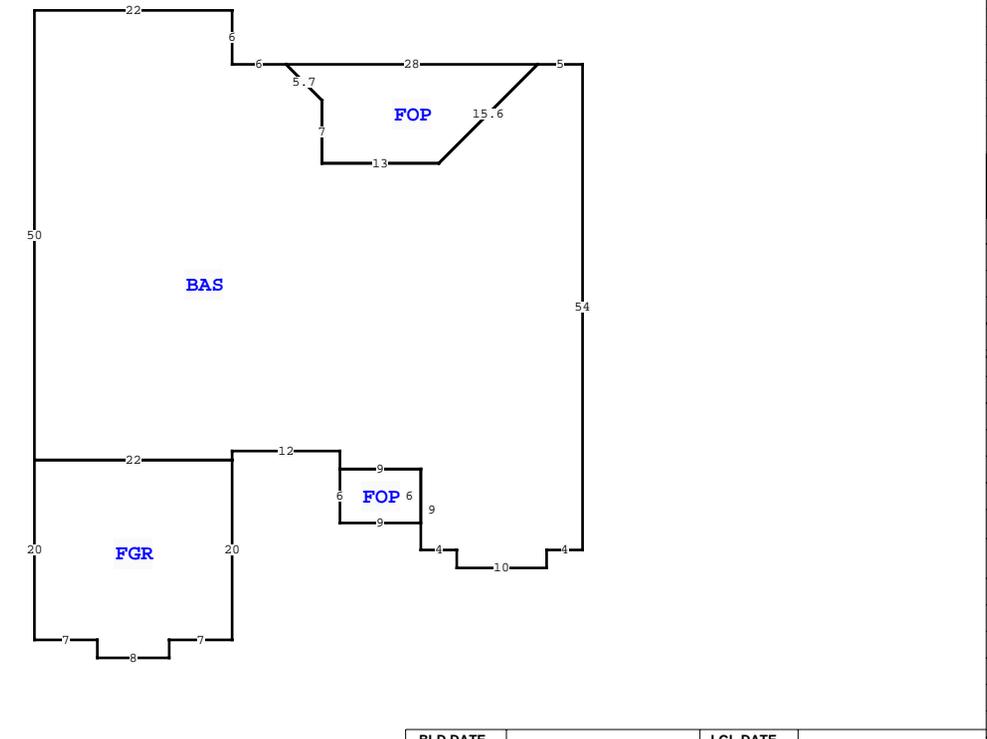
SMITHY GERALD E  
4281 NW WISTERIA AVE  
LAKE CITY, FL 32055

**2026**

34-3S-16-02462-226  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2003		Heated Area: 2802					HX Base Yr 2003	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,802	100		2,802	238,390
FGR	456	55		251	21,355
FOP	54	30		16	1,361
FOP	212	30		64	5,445
<b>TOTALS</b>	<b>3,524</b>			<b>3,133</b>	<b>266,551</b>

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0166	CONC, PAVMT	0	100	0
3	0294	SHED WOOD/	0	100	8
4	0169	FENCE/WOOD	0	100	0

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	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,478.00	UT	2.00	2.00	100	2002	2002	3	100	2,956	
3	0294	SHED WOOD/	0	100	8	64.00	UT	7.50	7.50	100	2002	2002	3	100	480	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
<b>TOTAL OB/XF</b>															<b>5,836</b>	

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							

VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			266,551
TOTAL MARKET OB/XF VALUE			5,836
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			307,387
SOH/AGL Deduction			81,718
ASSESSED VALUE			225,669
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			169,258
TOTAL JUST VALUE			307,387
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2308	SFR	774	02/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/177	5/07/2024	LE U		I	14	100

GRANTOR: SMITHY GERALD E (ENH)  
GRANTEE: GORMAN PAMELA  
0969/1186 12/05/2002 WD Q I 212,900  
GRANTOR: ISAAC CONSTRUCTION  
GRANTEE: GERALD E & JIMMIE J

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S50 FGR= S20 E7 S2 E8 N2 E7 N20 W22\$ E22 N1 E12 S2 FOP= S6 E9 N6 W9\$ E9 S9 E4 S2 E10 N2 E4 N54 W5 FOP= W28 D4 R4 S7 E13 R11 U11 \$ D11 L11 W13 N7 L4 U4 W6 N6\$.	