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

GORMAN PAMELA/SMITHY DONNA
4281 NW WISTERIA AVE
LAKE CITY, FL 32055

2027

34-3S-16-02462-226

BUILDING CHARACTERISTICS

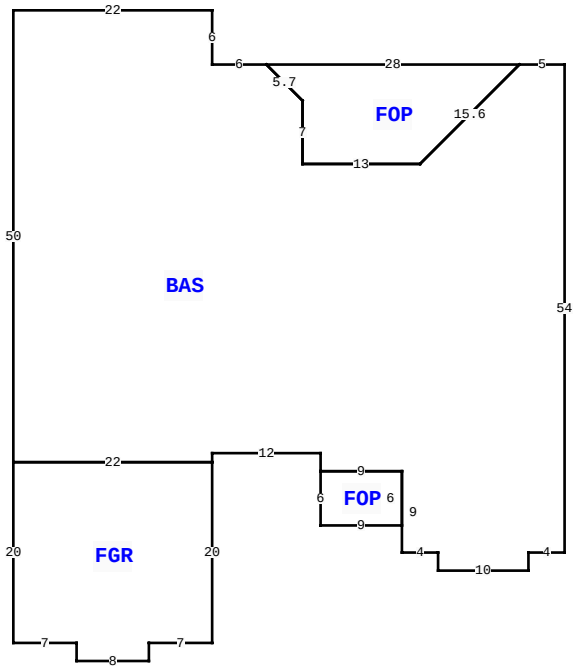
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,802	100		2,802	234,133
FGR	456	55		251	20,973
FOP	54	30		16	1,337
FOP	212	30		64	5,348
TOTALS	3,524			3,133	261,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,133	113.9702	125.37	392,784	2002	2002	0	0	0	33.35	66.65

1 SINGLE FAM 100% - 2003 Heated Area: 2802 HX Base Yr 2003



4281 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		261,791
TOTAL MARKET OB/XF VALUE		5,836
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,627
SOH/AGL Deduction		70,188
ASSESSED VALUE		232,439
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		176,028
TOTAL JUST VALUE		302,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,387

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$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,478.00	UT	2.00	2.00	100	2002	2002	3	100	2,956	
3	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	2002	2002	3	100	480	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,836

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