LOTS 6 & 7 OAK MEADOW PLANTATION
816-2412, 2423, 835-1284, 842-24

YONITIS JOHN B
4258 NW WISTERIA DR
LAKE CITY, FL 32055

2022

34-3S-16-02462-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

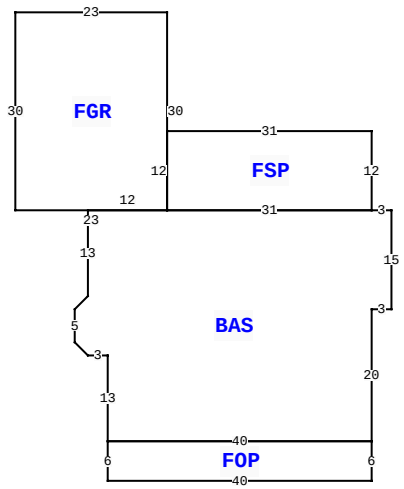
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD	34316.070		1.00

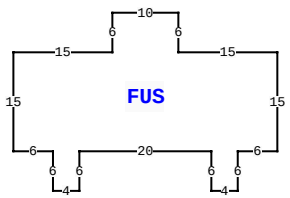
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100	1,525	123,037
FGR	690	55	380	30,658
FOP	240	30	72	5,809
FSP	372	40	149	12,022
FUS	708	100	708	57,122
TOTALS	3,535		2,834	228,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,834	134.4697	100.85	285,809	2001	2001	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2002 HX Base Yr 2002





4258 NW WISTERIA Dr, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		228,647
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		255,997
SOH/AGL Deduction		29,979
ASSESSED VALUE		226,018
TOTAL EXEMPTION VALUE	HX HB WR	50,500
BASE TAXABLE VALUE		175,518
TOTAL JUST VALUE		255,997
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/2404	3/05/1999	WD	Q	V		18,500
GRANTOR: DAHLBERG						
GRANTEE: YONITIS						
0842/2435	7/29/1997	WD	U	V	01	100
GRANTOR: DAHLBERG PETE & THERE						
GRANTEE: PETE DAHLBERG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N12 W31 S12 E31$ W31 FGR= N30 W23 S30 E23$ W12 S13 L2 D2 S5 D2 R2 E3 S13 FOP= S6 E40 N6 W40 $ E40 N20 E3 N15$ PTR= E40 FUS= E6 S6 E4 N6 E20 S6 E4 N6 E6 N15 W15 N6 W10 S6 W15 S15$ W40$.

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	0166	CONC,PAVMT	0	100	0	0	1,400.00	UT	1.50	1.50	100	2001	2001	3	100	2,100	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2007	2007	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 4,850

LN	USE CODE	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	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.95	18,000.00	17,100.00	17,100							
2	0000	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.30	18,000.00	5,400.00	5,400							

REVIEW DATE 09/28/2018 BY KRBC Total Acres: 1.03 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 03/24/2022