

BOTTOMS LUCILLE M
3993 NW WISTERIA DR
LAKE CITY, FL 32055-4800

34-3S-16-02461-207

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		19	COMMON BRK 70		0100	01	2,161	137.6447	96.35	208,212	2004	2004	0	0	0	17.20	82.80	VALUATION BY		STANDARD									
Exterior Wall		31	VINYL SID 30		1 SINGLE FAM - 100% - 2016													HX Base Yr 2016		Tax Group: 1		Tax Dist:							
Roof Structur		08	IRREGULAR 100															BUILDING MARKET VALUE		172,400									
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		3,912									
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET		18,000									
Interior Floo		15	HARDTILE 70															TOTAL MARKET VALUE		194,312									
Interior Floo		14	CARPET 30															SOB/AGL Deduction		28,739									
Air Condition		03	CENTRAL 100															ASSESSED VALUE		165,573									
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		HX HB 50,000									
Bedrooms		3	100															BASE TAXABLE VALUE		115,573									
Bathrooms		2	100															TOTAL JUST VALUE		194,312									
																		INCOME VALUE											
					PREVIOUS YEAR VALUE		0																						
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		07	07																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															06											
NEIGHBORHOOD		34316.00																1.00											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		1,795	100	1,795	143,201																								
FGR		420	55	231	18,429																								
FOP		40	30	12	957																								
FSP		308	40	123	9,813																								
TOTALS		2,563		2,161	172,400																								
EXTRA FEATURES					3993 NW WISTERIA DR, LAKE CITY																								
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	0166	CONC, PAVMT	0	100	0	0	1,656.00	UT	2.00	2.00	100	2004	2004	3	100	3,312													
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600													