

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/26/2023

Parcel: << 34-3S-16-02462-222 (10162) >>

Owner & Property Info

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Owner	PATEL RANCHHOD S & PUSHPA R PATEL PUSHPA R 4405 NW WISTERIA DR LAKE CITY, FL 32055		
Site	4405 NW WISTERIA DR, LAKE CITY		
Description*	LOT 22 OAK MEADOW PLANTATION UNIT 2, ORB 816-2412-2423, WD 1020-3000, WD 1034-261,		
Area	0.5 AC	S/T/R	34-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

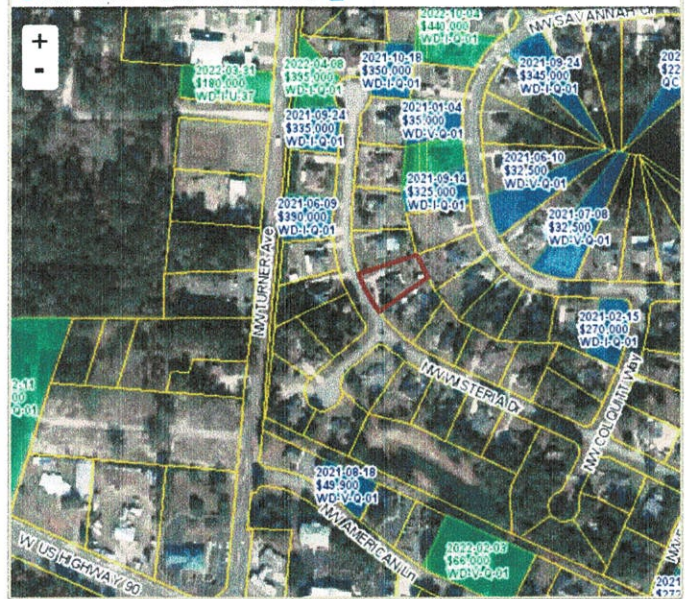
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,000	Mkt Land	\$22,000
Ag Land	\$0	Ag Land	\$0
Building	\$250,627	Building	\$250,627
XFOB	\$11,232	XFOB	\$11,232
Just	\$283,859	Just	\$283,859
Class	\$0	Class	\$0
Appraised	\$283,859	Appraised	\$283,859
SOH Cap [?]	\$60,152	SOH Cap [?]	\$53,441
Assessed	\$223,707	Assessed	\$230,418
Exempts	HX HB \$50,000	Exempts	HX HB \$50,000
Total Taxable	county: \$173,707 city: \$173,707 other: \$0 school: \$198,707	Total Taxable	county: \$180,418 city: \$180,418 other: \$0 school: \$205,418

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/28/2004	\$259,900	1034/0261	WD	I	Q	
6/25/2004	\$27,500	1021/3000	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	2439	3329	\$250,627

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0180	FPLC 1STRY	2004	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2004	\$8,032.00	4016.00	0 x 0
0169	FENCE/WOOD	2007	\$1,200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$22,000 /LT	\$22,000

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