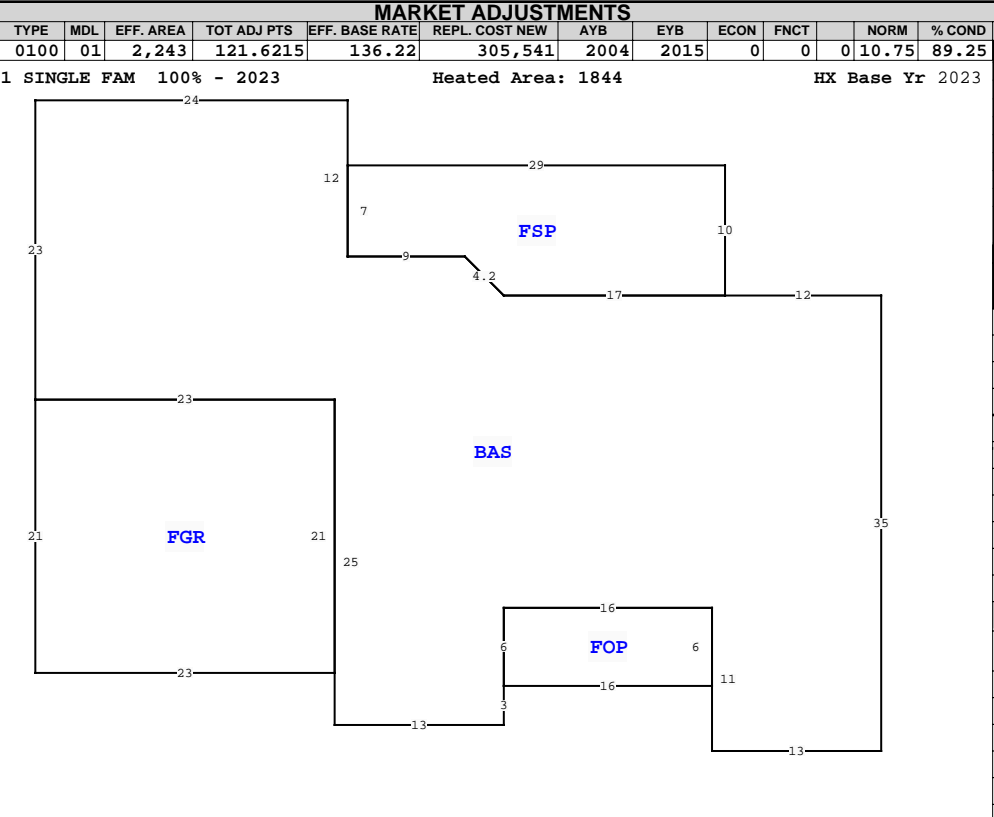


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	34316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100		1,844	224,187
FGR	483	55		266	32,340
FOP	96	30		29	3,525
FSP	259	40		104	12,644
<b>TOTALS</b>	<b>2,682</b>			<b>2,243</b>	<b>272,695</b>

4024 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,555.00	UT	2.00	2.00	100	2004	2004	3	100	3,110	
3	0169	FENCE/WOOD	0	100	0	86.00	UT	13.50	13.50	100	2007	2007	3	100	1,161	

TOTAL OB/XF 6,271

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-1	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		272,695
TOTAL MARKET OB/XF VALUE		6,271
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,966
SOH/AGL Deduction		118,258
ASSESSED VALUE		195,708
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,986
TOTAL JUST VALUE		313,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2948	SFR	561	05/19/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/9	3/05/2021	WD Q	Q	I	01	270,000
GRANTOR: YUNES JERRY & SOMMER						
GRANTEE: VICKERS RENDER TED						
1382/0819	4/10/2019	WD Q	Q	I	01	235,000
GRANTOR: VICTORIA R ESTEP						
GRANTEE: JERRY & SOMMER K YU						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FSP= N10 W29 S7 E9 D3 R3 E17\$ W17 L3 U3 W9 N12 W24 S23 FGR= S21 E23 N21 W23\$ E23 S25 E13 N3 FOP= E16 N6 W16 S6\$ N6 E16 S11 E13 N35\$.	