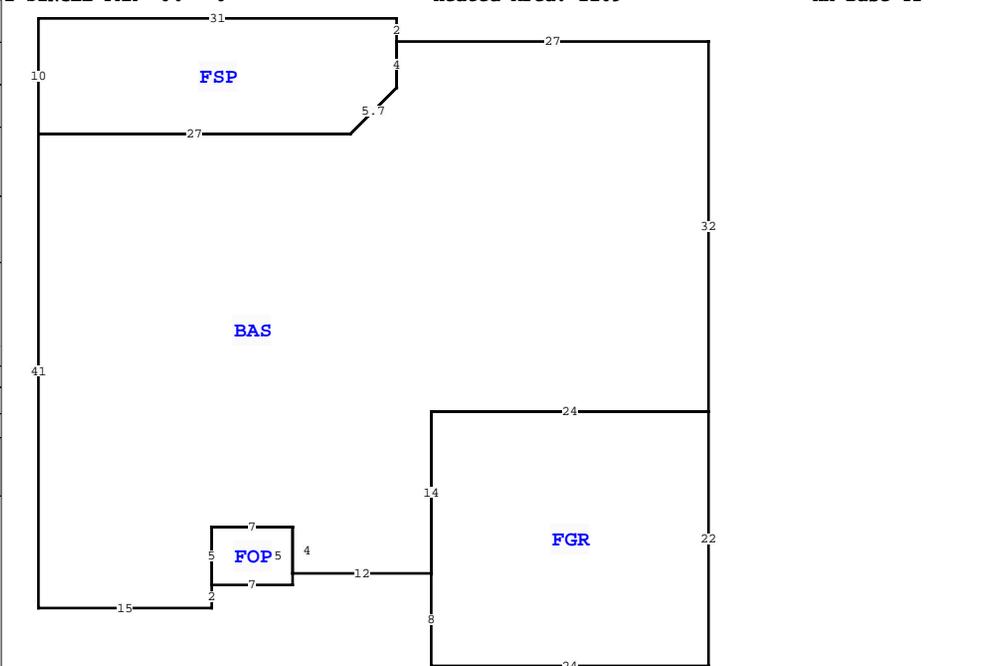


922-934, LE 1531-967

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0			335,908	2001	2001	0	0	25.20	74.80



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100		2,109	209,449
FGR	528	55		290	28,800
FOP	35	30		10	993
FSP	302	40		121	12,017
<b>TOTALS</b>	<b>2,974</b>			<b>2,530</b>	<b>251,259</b>

4057 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0166	CONC,PAVMT	0	0	0	1,786.00	UT	1.50	1.50	100	2001	2001	3	100	2,679	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	

TOTAL OB/XF 3,879

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	0		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		251,259
TOTAL MARKET OB/XF VALUE		3,879
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		290,138
SOH/AGL Deduction		0
ASSESSED VALUE		290,138
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		290,138
TOTAL JUST VALUE		290,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1942	SFR	520	02/26/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/967	12/02/2024	LE U		I	14	100
GRANTOR: MANUEL EMANUELE L (EN)						
GRANTEE: HIPSCHEN MICHELLE (						
0922/0934	3/05/2001	WD Q		I		150,700
GRANTOR: RUSSELL NORTH						
GRANTEE: EMANUEL & AMELIA MA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 FSP= N2 W31 S10 E27 R4 U4 N4\$ S4 D4 L4 W27 S41 E15 N2 FOP= E7 N5 W7 S5 \$ N5 E7 S4 E12 FGR= S8 E24 N22 W24 S14\$ N14 E24 N32\$.