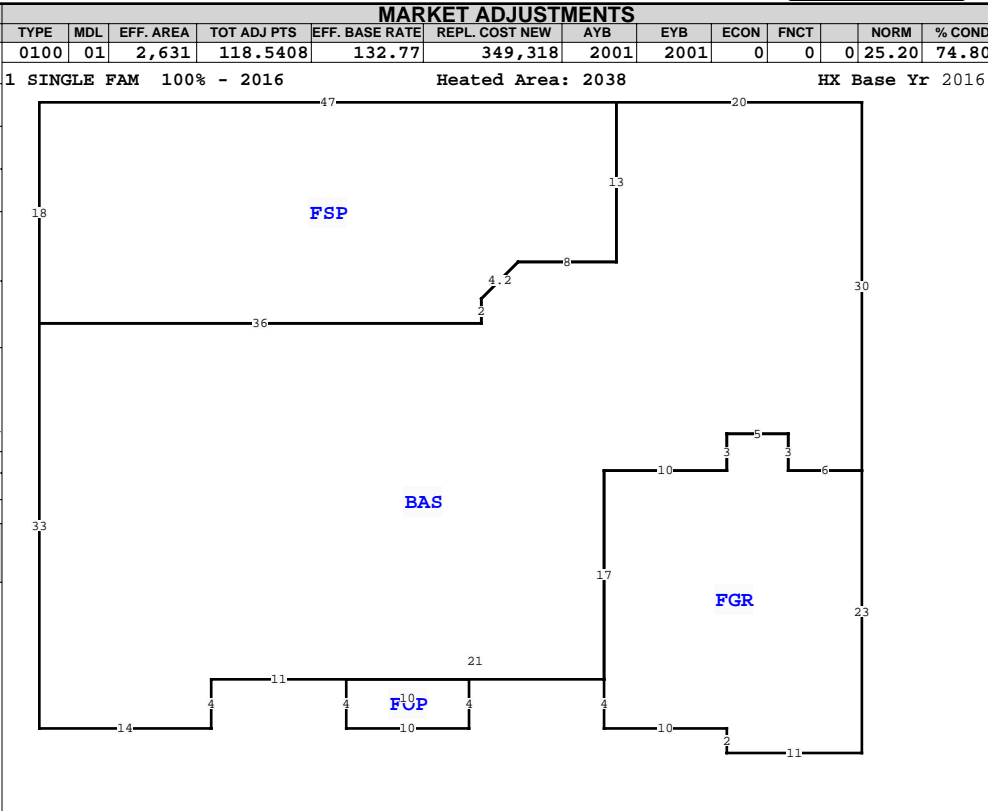


ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	31	VINYL SID 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	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			
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	2,038	100		2,038	202,398
FGR	478	55		263	26,119
FOP	40	30		12	1,192
FSP	796	40		318	31,581
TOTALS	3,352			2,631	261,290



4013 NW WISTERIA DR, LAKE CITY

BLD DATE: 04/14/2026 MLU  
 XF DATE: \_\_\_\_\_  
 INC DATE: \_\_\_\_\_

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		261,290
TOTAL MARKET OB/XF VALUE		4,035
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		300,325
SOH/AGL Deduction		92,482
ASSESSED VALUE		207,843
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,432
TOTAL JUST VALUE		300,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044925	Roof Replacement	31,765	07/11/2022
2125	SFR	572	06/21/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2131	7/31/2015	WD Q	Q	I	01	205,000
GRANTOR: JULIO C RIVERA & LUZ						
GRANTEE: GLENN T & WENDY J B						
0927/0792	5/21/2001	WD Q	Q	V		26,800
GRANTOR: JOHN R NORTH AS TRUST						
GRANTEE: J RIVERA & L GARCIA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FSP= W47 S18 E36 N2 R3 U3 E8 N13\$ S13 W8 D3 L3	
S2 W36 S33 E14 N4 E11 FOP= S4 E10 N4 W10\$ E21 FGR= S4 E10 S2	
E11 N23 W6 N3 W5 S3 W10 S17\$ N17 E10 N3 E5 S3 E6 N30\$.	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,890.00	UT	1.50	1.50	100	2001	2001	3	100	2,835	

LAND DESCRIPTION		TOTAL OB/XF 4,035																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							