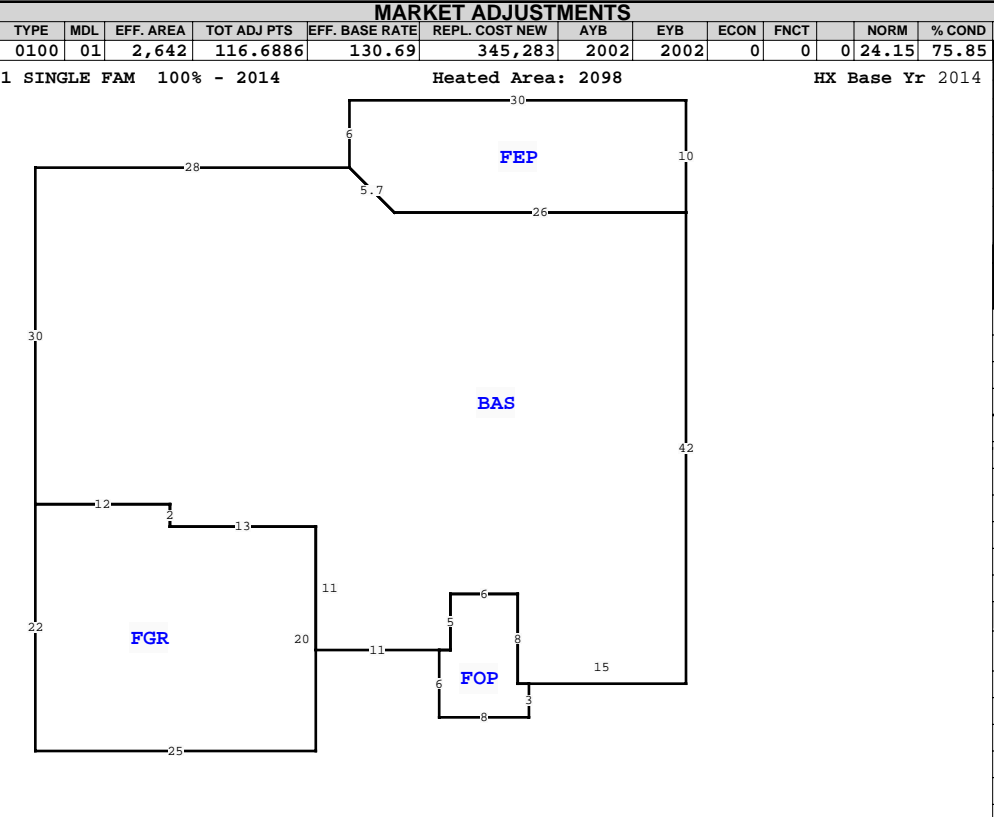


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		261,897
TOTAL MARKET OB/XF VALUE		10,788
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		307,685
SOH/AGL Deduction		93,783
ASSESSED VALUE		213,902
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		157,491
TOTAL JUST VALUE		307,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
268	MAINT/ALTR	50	07/16/2014
2267	SFR	609	01/10/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0777	3/29/2013	WD Q	Q	I	01	184,900
GRANTOR: ROBERT E MASON III & GRANTEE: WENDELL & DIANE JOH						
1218/1964	7/27/2011	WD Q	Q	I	01	180,142
GRANTOR: DANIEL L COBB GRANTEE: ROBERT E III & BLAI						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100		2,098	207,972
FEP	292	80		234	23,196
FGR	524	55		288	28,549
FOP	75	30		22	2,181
TOTALS	2,989			2,642	261,897

4086 NW WISTERIA DR, LAKE CITY

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

EXTRA FEATURES																	
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	2,132.00	UT	2.00	2.00	100	2002	2002	3	100	4,264	
2	0166	CONC, PAVMT	0	100	0	0	252.00	UT	2.00	2.00	100	2003	2003	3	100	504	
3	0294	SHED WOOD/	0	100	10	18	180.00	UT	14.00	14.00	100	2007	2007	3	100	2,520	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W28 S30 FGR= S22 E25 N20 W13 N2 W12\$ E12 S2 E13 S11 E11 FOP= S6 E8 N3 W1 N8 W6 S5 W1\$ E1 N5 E6 S8 E15 N42 FEP= N10 W30 S6 D4 R4 E26 \$ W26 L4 U4 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
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								