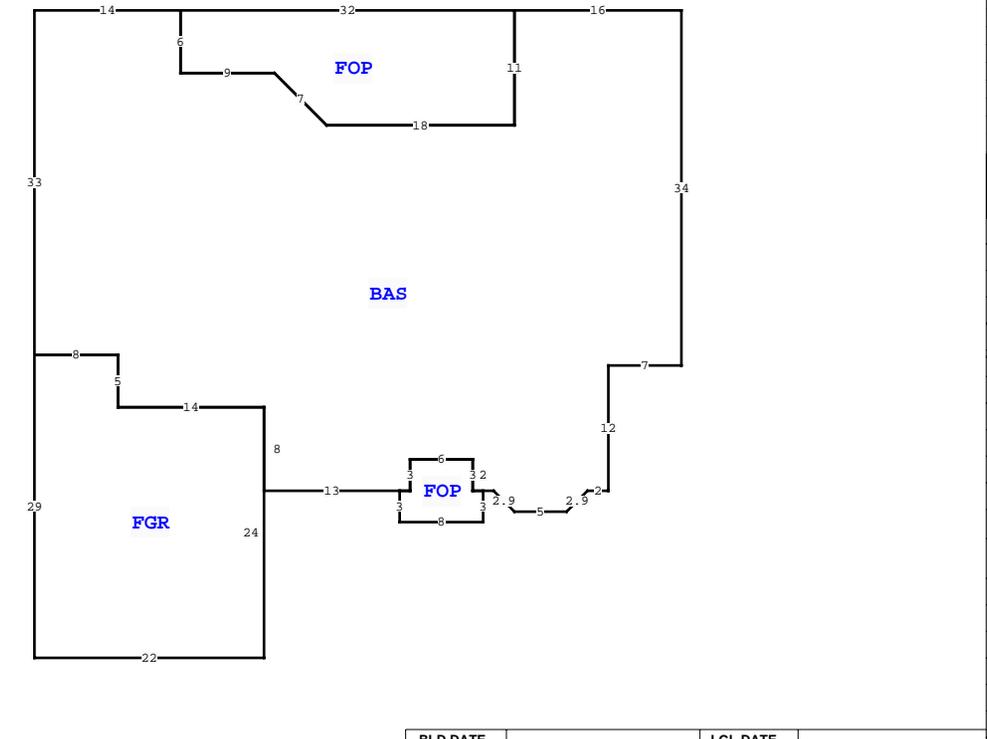


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,667	118.1292	132.30	352,844	2003	2003	0	0	22.00	78.00



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		275,218
TOTAL MARKET OB/XF VALUE		5,098
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,316
SOH/AGL Deduction		0
ASSESSED VALUE		315,316
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		263,905
TOTAL JUST VALUE		315,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,845

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,254	100		2,254	232,599
FGR	568	55		312	32,197
FOP	42	30		13	1,342
FOP	295	30		88	9,081
TOTALS	3,159			2,667	275,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2606	SFR	480	05/20/2003
00705			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2611	12/19/2024	WD	Q	I	01	375,000
GRANTOR: BREWER EVELYN S						
GRANTEE: ROSENTHAL DONNIE LE						
1466/473	5/25/2022	LE	U	I	14	100
GRANTOR: ELDER KENT M SR						
GRANTEE: ELDER KENT M JR						

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	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,949.00	UT	2.00	2.00	100	2003	2003	3	100	3,898	

TOTAL OB/XF												5,098				
4108 NW WISTERIA DR, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
04/03/2025 MLU																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 FOP= W32 S6 E9 D5 R5 E18 N11\$ S11 W18 L5 U5 W9 N6 W14 S33 FGR= S29 E22 N24 W14 N5 W8\$ E8 S5 E14 S8 E13 FOP= S3 E8 N3 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E2 R2 D2 E5 U2 R2 E2 N12 E7 N34\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							