

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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.	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
BAS	2,106	100	
FGR	545	55	
FOP	84	30	
FSP	104	40	
FSP	204	40	
TOTALS	3,043		
		2,555	253,520

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								

Heated Area: 2106 HX Base Yr 2018

4124 NW WISTERIA DR, LAKE CITY

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

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		253,520
TOTAL MARKET OB/XF VALUE		5,157
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		293,677
SOH/AGL Deduction		88,907
ASSESSED VALUE		204,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,359
TOTAL JUST VALUE		293,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2264	STORAGE	5	12/18/2001
1802	SFR	490	06/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0116	11/08/2017	QC	U	I	11	100
GRANTOR: MICHAEL KEITH QUALLS						
GRANTEE: BRUCE ALLEN QUALLS						
1348/0114	11/08/2017	PR	U	I	30	100
GRANTOR: BRUCE ALLEN QUALLS AS						
GRANTEE: FRANK J QUALLS						

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	1,918.00	UT	1.50	1.50	100	2000	2000	3	100	2,877	
2	0294	SHED WOOD/	0	100	12	144.00	UT	7.50	7.50	100	2002	2002	3	100	1,080	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS= W21 FSP= N1 W11 S12 R3 U3 E8 N8\$ S8 W8 D3 L3 FSP=  
 N12 W17 S12 E17\$ W17 N12 W16 S40 E13 S4 E10 FOP= S6 E10 N6 W2  
 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR= S10 E21 N27 W10 S2 W11  
 S15\$ N15 E12 N2 E10 N26\$.

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							