

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	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		4	100
Bathrooms		3	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	34316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,661	100	
FGR	569	55	
FOP	292	30	
TOTALS	3,522		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 2661						HX Base Yr					

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	315,371		
TOTAL MARKET OB/XF VALUE	3,729		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	354,100		
SOH/AGL Deduction	0		
ASSESSED VALUE	354,100		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	354,100		
TOTAL JUST VALUE	354,100		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	358,250		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2126	SFR	692	06/22/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/216	4/02/2025	PR	U	I	11	0
GRANTOR: MARTIN HORACE L						
GRANTEE: MARTIN STEPHEN L						
1300/2092	9/04/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HORAC						
GRANTEE: HORACE L MARTIN (SH						

EXTRA FEATURES		4322 NW WISTERIA DR, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	1.50

L	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	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1,686.00	UT	1.50	1.50	100	2001	2001	3	100	2,529	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 FOP= W17 S7 W13 S8 E21 N5 R3 U3 E6 N7\$ S7 W6 D3 L3 S5 W24 U2 L2 W6 L2 D2 W3 S42 E4 S1 E8 N1 E4 N11 E12 N4 E6 S4 E11 FGR= S27 E22 N26 W6 S3 W7 N3 W6 N6 W3 S5\$ N5 E3 S6 E6 S3 E7 N3 E6 N47\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,729																							
L	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	0			*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							