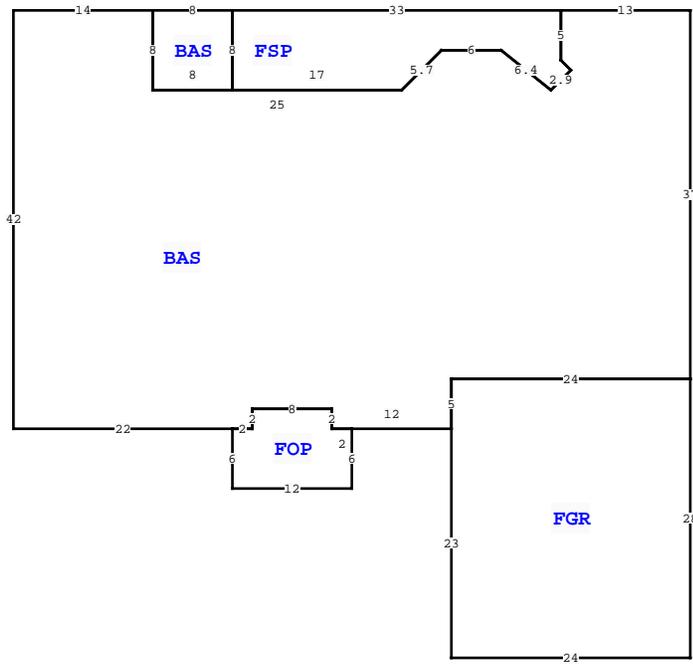


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	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	64	100	
BAS	2,434	100	
FGR	672	55	
FOP	88	30	
FSP	223	40	
TOTALS	3,481		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,983	133.3216	149.32	445,422	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2022 Heated Area: 2498 HX Base Yr 2022											



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		360,792
TOTAL MARKET OB/XF VALUE		32,570
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		428,362
SOH/AGL Deduction		71,473
ASSESSED VALUE		356,889
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		305,478
TOTAL JUST VALUE		428,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1613	ADDN SFR	55	03/25/2010
3750	POOL ENCL	50	05/31/2006
3634	POOL	160	03/22/2006
3296	SFR	981	06/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1480	6/09/2021	WD Q	Q	I	01	390,000
GRANTOR: BAUGHN JUDITH S POMER						
GRANTEE: MCPHERSON KARI LYNN						
1043/0142	4/11/2005	WD Q	Q	V		33,000
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: JUDITH S POMEROY						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,820.00	UT	2.50	2.50	100	2006	2006	3	100	7,050	
3	0280	POOL R/CON	0	100	16	480.00	UT	56.00	56.00	100	2006	2006	3	51	13,709	
4	0282	POOL ENCL	0	100	29	1,044.00	UT	12.00	12.00	100	2006	2006	3	40	5,011	
5	0169	FENCE/WOOD	0	100	0	80.00	UT	13.50	13.50	100	2006	2006	3	100	1,080	
6	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2017		57	3,420	

TOTAL OB/XF												32,570				
4452 NW WISTERIA DR, LAKE CITY												BLD DATE	LGL DATE	04/03/2025		MLU
												XF DATE	LAND DATE			
												INC DATE	AG DATE			

BUILDING NOTES											
BAS= W13 FSP= W33 BAS= W8 S8 E8 N8\$ S8 E17 R4 U4 E6 D4 R5 R2 U2 U1 L1 N5 \$ S5 R1 D1 D2 L2 L5 U4 W6 D4 L4 W25 N8 W14 S42 E22 FOP= S6 E12 N6W2 N2W8 S2 W2\$ E2 N2 E8 S2 E12 FGR= S23 E24 N28 W24 S5\$ N5 E24 N37\$.											

BUILDING DIMENSIONS											
BAS= W13 FSP= W33 BAS= W8 S8 E8 N8\$ S8 E17 R4 U4 E6 D4 R5 R2 U2 U1 L1 N5 \$ S5 R1 D1 D2 L2 L5 U4 W6 D4 L4 W25 N8 W14 S42 E22 FOP= S6 E12 N6W2 N2W8 S2 W2\$ E2 N2 E8 S2 E12 FGR= S23 E24 N28 W24 S5\$ N5 E24 N37\$.											

LAND DESCRIPTION												TOTAL OB/XF												32,570				
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000											