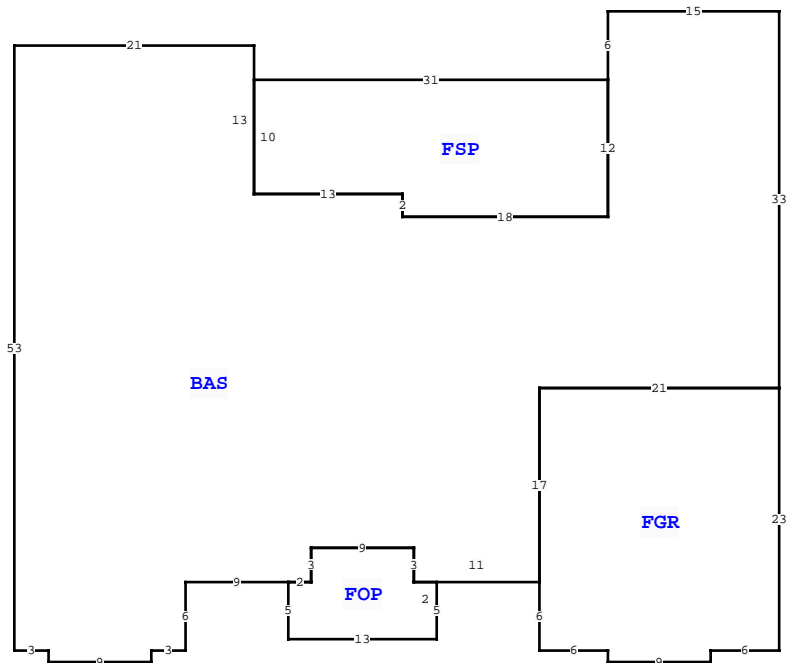


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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
1	SINGLE FAM	100% - 2019			394,945	2005	2005	0	0	26.00	74.00
Heated Area: 2470						HX Base Yr 2019					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,470	100		2,470	248,325
FGR	492	55		271	27,245
FOP	92	30		28	2,815
FSP	346	40		138	13,874
TOTALS	3,400			2,907	292,259

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		292,259
TOTAL MARKET OB/XF VALUE		5,873
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,132
SOH/AGL Deduction		80,007
ASSESSED VALUE		253,125
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		196,714
TOTAL JUST VALUE		333,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3027	SFR	524	08/24/2004
00425			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1650	11/11/2021	QC	U	I	11	100
GRANTOR: PATEL PRAFUL A						
GRANTEE: PATEL PRAFUL A						
1330/0302	1/30/2017	WD	Q	I	01	250,000
GRANTOR: MINESH & KETNA M PATE						
GRANTEE: PRAFUL A & JAYSHRI						

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	1,701.00	UT	2.50	2.50	100	2005	2005	3	100	4,253	
2	0169	FENCE/WOOD	0 100	0 0	120.00	UT	13.50	13.50	100	2007	2007	3	100	1,620	

EXTRA FEATURES											
4478 NW WISTERIA DR, LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
		04/14/2026									
		MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 S6 FSP= W31 S10 E13 S2 E18 N12\$ S12 W18 N2 W13 N13 W21 S53 E3 S1 E9 N1 E3 N6 E9 FOP= S5 E13 N5 W2 N3 W9 S3 W2\$ E2 N3 E9 S3 E11 FGR= S6 E6 S1 E9 N1 E6 N23 W21 S17\$ N17 E21 N33\$.											

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-	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							