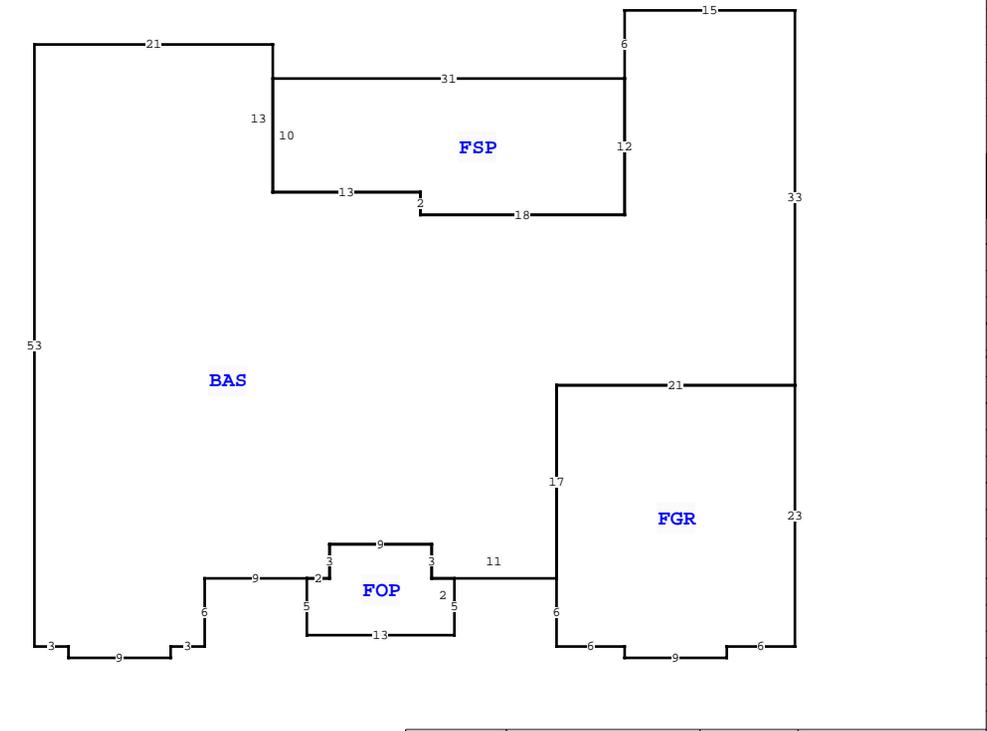


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	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
0100	01	2,907	121.3034	135.86	394,945	2005	2005	0	0	26.00	74.00

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



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

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

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	0166	CONC, PAVMT	0	100	0	0		2.50	100	2005	2005	3	100	4,253	
2	0169	FENCE/WOOD	0	100	0	0		13.50	100	2007	2007	3	100	1,620	

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING NOTES	
4478 NW WISTERIA DR, LAKE CITY	

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							