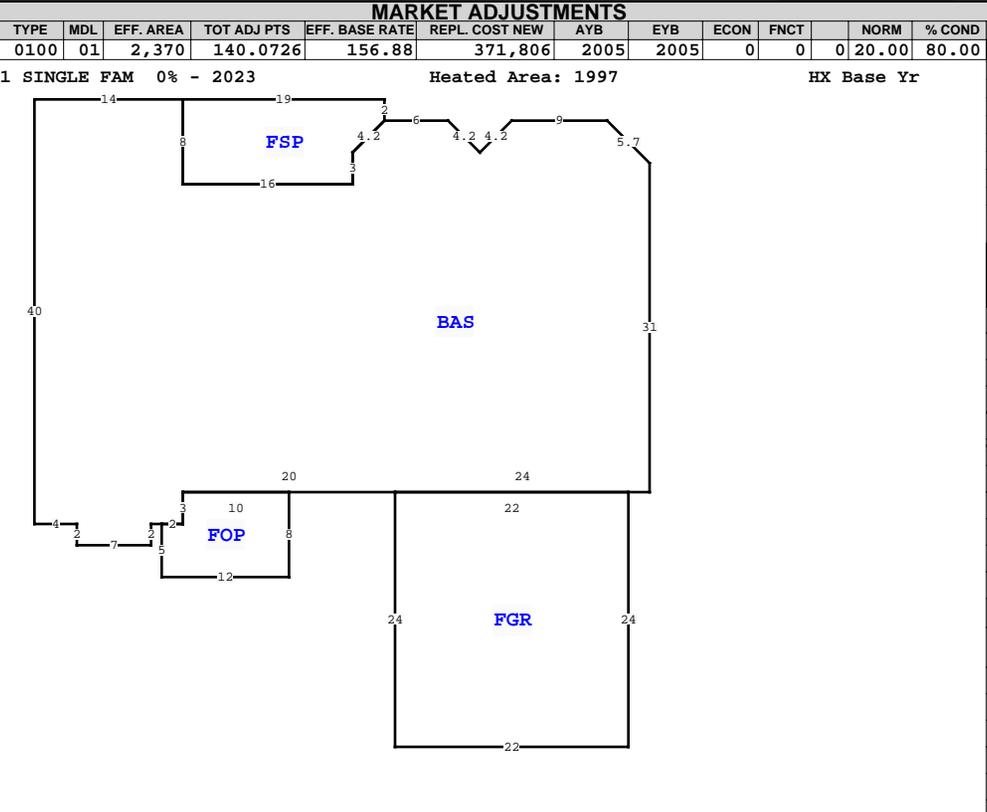


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100		1,997	250,631
FGR	528	55		290	36,396
FOP	90	30		27	3,389
FSP	139	40		56	7,028
TOTALS	2,754			2,370	297,445

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	0280	POOL R/CON	0	0	24	15	360.00	UT	70.00	70.00	100	2005	2005	3	47	11,844	
2	0282	POOL ENCL	0	0	41	25	1,025.00	UT	15.00	15.00	100	2005	2005	3	40	6,150	
3	0169	FENCE/WOOD	0	0	0	0	152.00	UT	10.00	10.00	100	2005	2005	3	100	1,520	
4	0166	CONC,PAVMT	0	0	0	0	1,548.00	UT	2.50	2.50	100	2005	2005	3	100	3,870	
5	0220	JACUZZI	0	0	6	6	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
6	0296	SHED METAL	0	0	10	18	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

EXTRA FEATURES		4530 NW WISTERIA DR, LAKE CITY	
BLD DATE		LGL DATE	04/03/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

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	0		*RSF-	2 0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

LAND DESCRIPTION		TOTAL OB/XF	
		28,184	

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		297,445
TOTAL MARKET OB/XF VALUE		28,184
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		360,629
SOH/AGL Deduction		0
ASSESSED VALUE		360,629
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		360,629
TOTAL JUST VALUE		360,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3497	ADDN SFR	50	12/07/2005
3437	POOL	145	10/10/2005
3203	SFR	608	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/779	4/08/2022	WD Q	Q	I	01	395,000
GRANTOR: LE TRANG T						
GRANTEE: FLANNIGAN LEASA K						
1443/814	7/20/2021	WD Q	Q	I	01	350,000
GRANTOR: DOLL CLAUDIA YVONNE						
GRANTEE: LE TRANG T						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S40 E4 S2 E7 N2 E1 FOP= S5 E12 N8 W10 S3 W2\$ E2 N3 E20FGR= S24 E22 N24 W22\$ E24 N31 L4 U4 W9 D3 L3 L3 U3 W6 FSP= N2 W19 S8 E16 N3 R3 U3 \$ D3 L3 S3 W16 N8\$.	