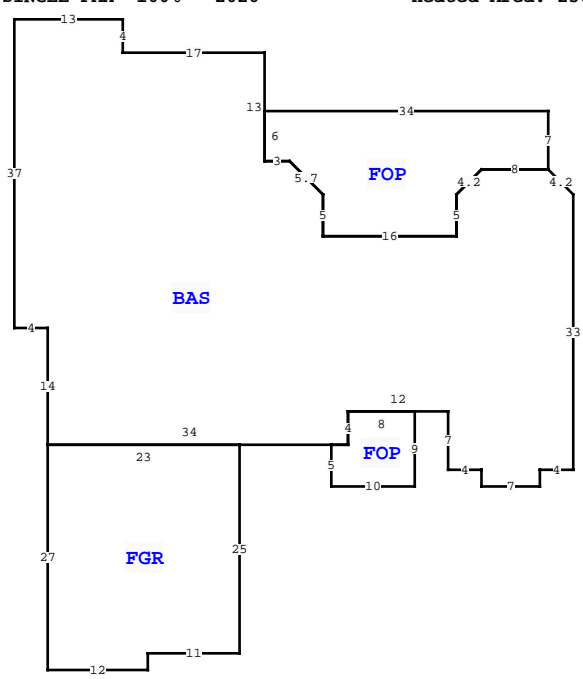


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 80				
Exterior Wall	19 COMMON BRK 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 50				
Interior Floor	15 HARDTILE 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3.5 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100		2,500	244,962
FGR	599	55		329	32,237
FOP	82	30		25	2,449
FOP	372	30		112	10,974
TOTALS	3,553			2,966	290,623

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%	- 2026		403,643	2005	2005	0	0	28.00	72.00
Heated Area: 2500											
HX Base Yr 2026											



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	290,623
TOTAL MARKET OB/XF VALUE	10,470
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	336,093
SOH/AGL Deduction	23,611
ASSESSED VALUE	312,482
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	261,071
TOTAL JUST VALUE	336,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044768	Roof Replacement	21,400	06/23/2022
3095	SFR	714	11/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/362	8/27/2025	WD Q	I	01		380,000
GRANTOR: BARONA WILLIAM						
GRANTEE: ORCUTT ARTHUR						
1393/1771	8/23/2019	WD Q	I	01		285,000
GRANTOR: ANDY TONG & QUYEN N L						
GRANTEE: WILLIAM & YESSSENIA						

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	1,628.00	UT	2.50	2.50	100	2005	2005	3	100	4,070	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
3	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
4	0296	SHED METAL	0	100	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
TOTALS																

4509 NW WISTERIA DR, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/14/2026 MLU

BUILDING NOTES														
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**BUILDING DIMENSIONS**  
BAS= W17 N4 W13 S37 E4 S14 FGR= S27 E12 N2 E11 N25 W23 S E34  
FOP= S5 E10 N9 W8 S4 W2S E2 N4 E12 S7 E4 S2 E7 N2 E4 N33 L3  
U3 FOP= N7 W34 S6 E3 D4 R4 S5 E16 N5 R3 U3 E8S W8 D3 L3  
S5 W16 N5 L4 U4 W3 N13S.

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							