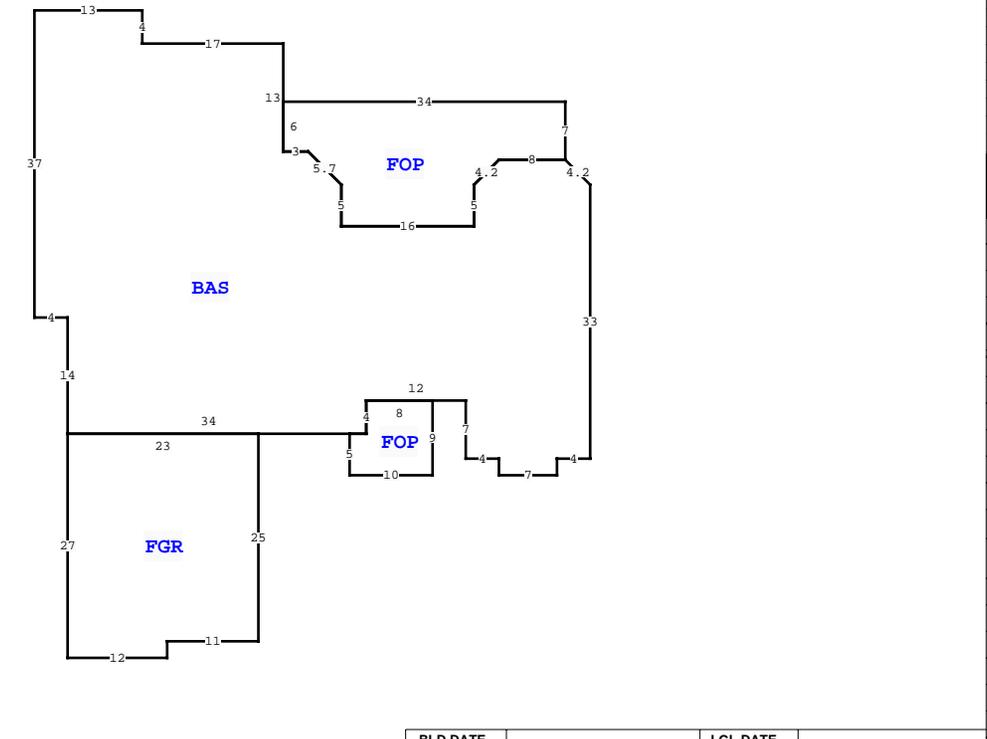


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,966	121.5070	136.09	403,643	2005	2005	0	0	28.00	72.00



QUALITY	DOR CODE	MAP NUM	MKT AREA
06 06	0100		06

NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
34316.070 1.00/	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
<b>TOTALS</b>		<b>3,553</b>			<b>2,966</b>	<b>290,623</b>

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

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

EXTRA FEATURES		4509 NW WISTERIA DR, LAKE CITY	
BLD DATE		LGL DATE	04/03/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

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 10,470																						
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							