

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2. 100		
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	05	
NEIGHBORHOOD/LOC		5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	797	82,824
FGR	403	55	222	23,070
FOP	48	30	14	1,455
FOP	72	30	22	2,286
FUS	1,158	100	1,158	120,339
STR	56	10	6	624
TOTALS	2,534		2,219	230,598

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023		230,598	2022	2022	0	0	0.00	100.00

Heated Area: 1955 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			230,598
TOTAL MARKET OB/XF VALUE			6,526
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			302,124
SOH/AGL Deduction			0
ASSESSED VALUE			302,124
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,124
TOTAL JUST VALUE			302,124
NCON VALUE			237,124
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209930	CO ISSUED	0	12/20/2022
22009930	NEW CONSTR	311,237	06/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0621	12/30/2022	WD	Q	I	01	375,900

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: FKH SFR M LP
 2572/1294 6/21/2022 SW Q V 05 2,560,000
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: DREAM FINDERS HOMES

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	0811	CONCRETE B	0	0	0	0		5.20	100	2022	2022	3	100	6,526	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W2 FOP=[YR=2022] N6 W8 S6 E8\$ W8	
FGR=[YR=2022] W20 S21 E19 N17 E1 N4\$ S4 W1 S17 W19 S19 E14	
FOP=[YR=2022] S6 E12 N6 W12\$ E16 N40\$ PTR= E10 FUS=[YR=2022] E30 S40 W16 S1 W14 N16 STR=[YR=2022] N4 E14 S4 W14\$ E14 N4 W14 N21\$ W10\$.	

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	000100	C	SFR	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							