

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,866	100	1,866
FGR	444	55	244
FOP	43	30	13
FSP	120	40	48
USP	60	30	18
USP	60	30	18
TOTALS	2,593		2,207

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,207	113.1900	102.15	225,445	2019	2019	0	0	1.50	98.50

1 SINGLE FAM - 0% - 2023 Heated Area: 1866 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,063
TOTAL MARKET OB/XF VALUE			3,802
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			300,865
SOH/AGL Deduction			0
ASSESSED VALUE			300,865
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			300,865
TOTAL JUST VALUE			300,865
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007850	SCRN ENCLSR	5,264	10/01/2020
C1909123	CO ISSUED	0	11/22/2019
B1909123	NEW CONSTR	254,216	08/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2571/1310	6/17/2022	WD Q	Q	I	01	435,000

GRANTOR: SARGENT CHRISTOPHER  
GRANTEE: LONG WILLIAM & CHELSEA  
2322/0232 11/26/2019 WD Q I 02 252,100  
GRANTOR: DREAM FINDERS HOMES L  
GRANTEE: SARGENT CHRISTOPHER

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	656.00	SF	5.20	5.20	100	2019	2019	3	99	3,377	
2	0810	CONCRETE A	0	0	22	66.00	SF	6.50	6.50	100	2019	2019	3	99	425	

BLD DATE		03/29/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W10 USP=[YR=2021] N10 W6 S10 E6\$ W6	
FSP=[YR=2021] N10 W12 S10 E12\$ W12 USP=[YR=2021] N10 W6 S10	
E6\$ W22 S24 FGR=[YR=2019] S27 E20 N21 W16 N6 W4\$ E4 S6 E16	
S11 E11 FOP=[YR=2019] S6 E8 N1 W1 N5 W7 \$ E7 S5 E12 N46\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							