



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

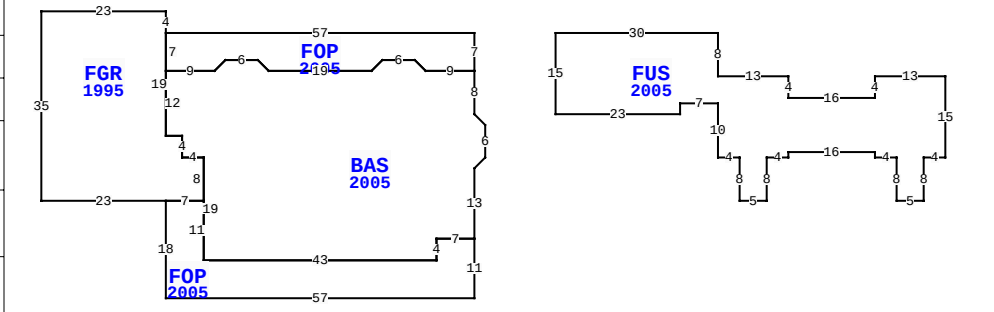
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4024.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	285,448
FGR	873	55	480	73,270
FOP	367	30	110	16,791
FOP	504	30	151	23,049
FUS	1,066	100	1,066	162,720
TOTALS	4,680		3,677	561,279

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,677	113.3550	161.53	593,946	2005	2010	0	0	5.50	94.50
1 SFR CUST - 100% - 2022 Heated Area: 2936 HX Base Yr 2022											



SALES DATA																
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
2520/0099	12/09/2021	WD	Q	I	01	794,500										
GRANTOR: ESRITU ALFREDO L & GRANTEE: ROBINSON IVAN C & M																
1246/0315	7/16/2004	WD	U	V	05	110,000										
GRANTOR: OB ISLAND HOMES LLC GRANTEE: ESRITU ALFREDO &																
BUILDING NOTES																
BUILDING DIMENSIONS																
FOP=[YR=2005] W57 FGR=[YR=1995] N4 W23 S35 E23 FOP=[YR=2005] S18 E57 N11 BAS=[YR=2005] N13 U2 R2 N6 L2 U2 N8 W9 L2 U2 W6 D2 L2 W19 L2 U2 W6 D2 L2 W9 S12 E3 S4 E4 S19 E43 N4 E7 \$ W7 S4 W43 N11 W7 \$ E7 N8 W4 N4 W3 N19 \$ S7 E9 R2 U2 E6 D2 R2 E19 R2 U2 E6 D2 R2 E9 N7 \$ PTR= E15 FUS=[YR=2005] E30 S8 E13 S4 E16 N4 E13 S15 W4 S8 W5 N8 W4 N1 W16 S1 W4 S8 W5 N8 W4 N10 W7 S2 W23 N15 \$ W15 \$.																

TOTAL OB/XF 9,073											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/07/2023	MLU				