

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	4073.200
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,383 100 1,383 167,843
FGR	420 55 231 28,035
FOP	40 30 12 1,457
FOP	78 30 23 2,791
TOTALS	1,921 1,649 200,125

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,649	129.6981	123.21	203,173	2019	2019	0	0	1.50	98.50	

1 SINGLE FAM - 0% - 2023 Heated Area: 1383 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	200,125		
TOTAL MARKET OB/XF VALUE	3,068		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	253,193		
SOH/AGL Deduction	0		
ASSESSED VALUE	253,193		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	253,193		
TOTAL JUST VALUE	253,193		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	262,387		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904169	NEW CONSTR	194,370	04/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0911	2/11/2022	WD Q	Q	I	01	305,000
GRANTOR: GLENN TOMMIE & BETSAB						
GRANTEE: PESTANA MARIA ISMENIA						
2339/1274	2/11/2020	SW Q	Q	I	01	217,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: GLENN TOMMIE & BETS						

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		602.00	SF	5.20				3,068	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W12 FOP=[YR=2019] W13 S6 E13 N6 \$ S6 W13 N6 W13 S31 FGR=[YR=2019] S20 E21 N1 FOP=[YR=2019] E5 N8 W5 S8 \$ N19 W21 \$ E21 S11 E5 S8 E12 N50 \$.	

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							