

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	08	IRREGULAR	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		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	2,484	100	2,484
FGR	640	55	352
FOP	188	30	56
FOP	208	30	62
FUS	383	100	383
STR	56	10	6
TOTALS	3,959		3,343
			330,155

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,343	103.9600	98.76	330,155	2022	2022	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024 Heated Area: 2867 HX Base Yr 2024

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		330,155	
TOTAL MARKET OB/XF VALUE		4,633	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		399,788	
SOH/AGL Deduction		0	
ASSESSED VALUE		399,788	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		349,788	
TOTAL JUST VALUE		399,788	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004969	CO ISSUED	0	03/31/2022
21004186	NEW CONSTR	416,802	05/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/1629	12/20/2023	WD	Q	I	01	510,000
GRANTOR: ROBST JULIA MARIE & B						
GRANTEE: GALLAGHER MARK						
2554/0533	3/29/2022	WD	Q	I	02	481,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBST JULIA MARIE &						

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	100	0	891.00	SF	5.20	5.20	100	2022	2022	3	100	4,633	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2022] S22 E19 N2 E9 FOP=[YR=2022] S6 E22 N6 W14 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$ PTR= E10 FUS=[YR=2022] E17 S21 STR=[YR=2022] S4 E6 S4 W10 N8 E4\$ W4 S2 W13 N23\$ W10\$.	

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	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							