

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		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	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	2,126	100	2,126	224,654
FGR	414	55	228	24,093
FOP	96	30	29	3,064
FSP	160	40	64	6,763
TOTALS	2,796		2,447	258,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		258,574	2022	2022	0	0	0.00	100.00
					Heated Area: 2126	HX Base Yr 2024					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			258,574
TOTAL MARKET OB/XF VALUE			5,690
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			329,264
SOH/AGL Deduction			0
ASSESSED VALUE			329,264
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			279,264
TOTAL JUST VALUE			329,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003236	CO ISSUED	0	11/29/2022
22003236	NEW CONSTR	347,865	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1809	11/30/2022	SW	Q	I	01	402,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MAJERCIN JEROME ALL						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2022] W16 S10 BAS=[YR=2022] W24 S44 FGR=[YR=2022] S20 E21 FOP=[YR=2022] S4 E19 N4 W13 N4 W5 S4 W1\$ E1 N7 W2 N13 W20\$ E20 S13 E2 S3 E5 S4 E13 N64 W16\$ E16 N10\$.	

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	0855	CONC PAVER	0	100	0	569.00	SF	10.00	10.00	100	2022	2022	3	100	5,690	

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	000134	C	SFR POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							