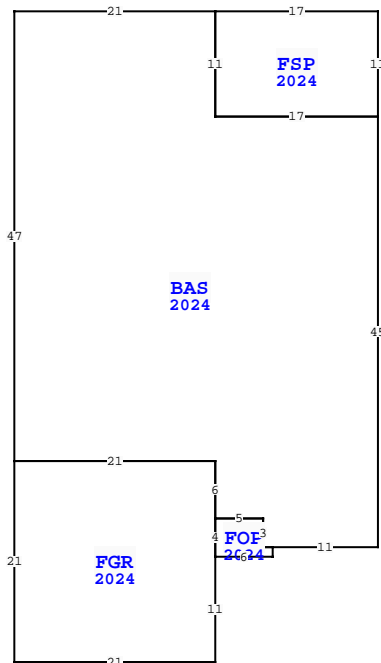


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
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	1,737	100	1,737	186,780
FGR	441	55	243	26,130
FOP	21	30	6	645
FSP	187	40	75	8,065
TOTALS	2,386		2,061	221,619

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
					Heated Area: 1737	HX Base Yr					



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,619
TOTAL MARKET OB/XF VALUE		6,320
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,939
SOH/AGL Deduction		0
ASSESSED VALUE		292,939
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		292,939
TOTAL JUST VALUE		292,939
NCON VALUE		227,939
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003835	CO	326,849	12/15/2023
B2307324	SFR	326,849	06/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1110	1/08/2024	SW Q	Q	I	02	378,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: POWERS PHYLLIS ANN						
2640/802	5/16/2023	SW Q	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E1 E11 N45 \$	
FGR=[YR=2024;ORIG=41,67] N11 N4 N6 W21 S21 E21 \$	
FSP=[YR=2024;ORIG=41,10] E17 N11 W17 S11 \$	
FOP=[YR=2024;ORIG=46,52] W5 S4 E6 N1 W1 N3 \$	

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 PAVR	0	0	0	632.00	SF	10.00	10.00	100	2024	2023		100	6,320	

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	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							