

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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 04
NEIGHBORHOOD/LOC	4042.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	3,375 100 3,375 658,581
FEP	581 80 465 90,738
FGR	775 55 426 83,127
FOP	144 30 43 8,391
FST	20 55 11 2,147
TOTALS	4,895 4,320 842,982

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2023								
Heated Area: 3375						HX Base Yr 2023					

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			842,982
TOTAL MARKET OB/XF VALUE			14,405
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			1,022,387
SOH/AGL Deduction			236,263
ASSESSED VALUE			786,124
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			736,124
TOTAL JUST VALUE			1,022,387
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			763,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801665	REMODEL	22,500	04/01/2018
C1706640	CO ISSUED	0	12/01/2017
B1706640	NEW CONSTR	434,444	07/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1805	9/15/2021	WD Q	Q	I	01	824,500
GRANTOR: TAVANA GAIL A & MANOU						
GRANTEE: DUMAS-HERNANDEZ LAU						
2165/1663	12/19/2017	WD Q	Q	I	01	501,500
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TAVANA GAIL A & MAN						

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	0		10.00	10.00	100	2017	2017	3	97	14,405	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/18/2024	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2017] W16 FEP=[YR=2018] W49 S8 E23 D3 R3 S5 E23 N16\$ S16 W23 N5 L3 U3 W23 S52 FGR=[YR=2017] S34 E5 S1 E12 N1 E5 N32 FOP=[YR=2017] E20 N6 W1 N3 W8 S3 W11 S6\$ N9 W5 S7 W8 FST=[YR=2017] W5 S4 E5 N4\$ S4 W5 N4 W4\$ E17 N7 E5 S3 E11 N3 E8 S3 E11 S22 E13 N78\$.														

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	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							