

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	810	100	810
FGR	440	55	242
FOP	60	30	18
FUS	821	100	821
PTO	80	5	4
TOTALS	2,211		1,895

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,895	116.4240	110.60	209,587	2007	2007	0	0	7.50	92.50

1 SINGLE FAM - 100% - 2009 Heated Area: 1631 HX Base Yr 2009

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VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			193,868
TOTAL MARKET OB/XF VALUE			4,004
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			252,872
SOH/AGL Deduction			124,553
ASSESSED VALUE			128,319
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			78,319
TOTAL JUST VALUE			252,872
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20073	NEW CONSTR	2,000	10/01/2007
ML3337	H/AC	0	10/01/2007
C20475	CO ISSUED	0	09/01/2007
B20475	NEW CONSTR	215,000	09/01/2007
PL2709	NEW CONSTR	0	09/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1115	8/08/2008	WD Q	Q	I		169,900

GRANTOR: WATSON CUSTOM HOME BU  
GRANTEE: HARRIS KING D & CHA  
1500/0567 5/21/2007 WD U V 19 333,200  
GRANTOR: HERON ISLES JOINT VEN  
GRANTEE: WATSON CUSTOM HOME

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W15 PTO=[YR=2007] N8W10S8E10 \$W15 S25 FOP=[YR=2007] S6E10 FGR=[YR=2007] S19E20N22W20S3\$N6W10\$ E10S3E20N28\$ PTR=E10 FUS=[YR=2007] S28E10N8E3S5E3S4E14N29W30\$ W10 \$.	

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	0810	CONCRETE A	0	100	37	16		6.50	6.50	100	2007	2007	3	88	3,386	
2	0810	CONCRETE A	0	100	27	4		6.50	6.50	100	2007	2007	3	88	618	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							