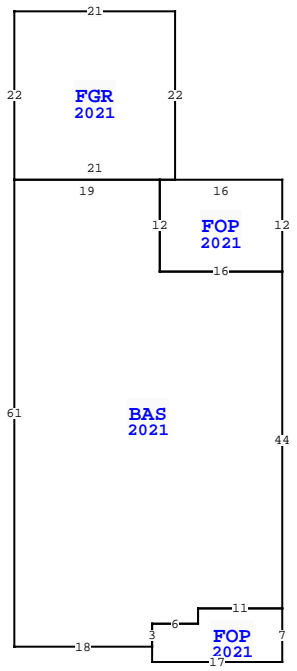


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,870	100	1,870
FGR	462	55	254
FOP	107	30	32
FOP	192	30	58
TOTALS	2,631		2,214

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,214	96.4908	120.61	267,031	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 1870 HX Base Yr 2022											



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,696
TOTAL MARKET OB/XF VALUE		5,431
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		331,127
SOH/AGL Deduction		38,033
ASSESSED VALUE		293,094
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		238,094
TOTAL JUST VALUE		331,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010578	NEW CONSTR	257,928	11/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0296	5/28/2021	SW	Q	I	01	317,600
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: CHAFIN JOHN STEVEN						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

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	0		5.20	5.20	100	2021	2021	3	99	5,431	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
03/21/2023				NW			

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2021] W21 S22 BAS=[YR=2021] S61 E18 FOP=[YR=2021] S2 E17 N7 W11 S2 W6 S3\$ N3 E6 N2 E11 N44 FOP=[YR=2021] N12 W16 S12 E16\$ W16 N12 W19\$ E21 N22\$.											

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		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							