

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,211	100	2021
FGR	380	55	2021
FOP	122	30	2021
FOP	128	30	2021
TOTALS	2,841		

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%	- 2022									
				Heated Area: 2211								
					HX Base Yr 2022							

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	276,374			
TOTAL MARKET OB/XF VALUE	3,053			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	344,427			
SOH/AGL Deduction	71,674			
ASSESSED VALUE	272,753			
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE	222,031			
TOTAL JUST VALUE	344,427			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	319,359			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000125	CO ISSUED	0	04/22/2021
21000125	NEW CONSTR	293,896	01/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1270	4/28/2021	WD Q	Q	I	01	347,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WELKA SHERRY RENEE						
2418/1111	12/15/2020	SW Q	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

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
1	0811	CONCRETE B	0	100	0	593.00	SF	5.20	5.20	100	2021	2021
										3	99	3,053

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W13 FOP=[YR=2021] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$.	

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	RES POND	100		PUD	85.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								