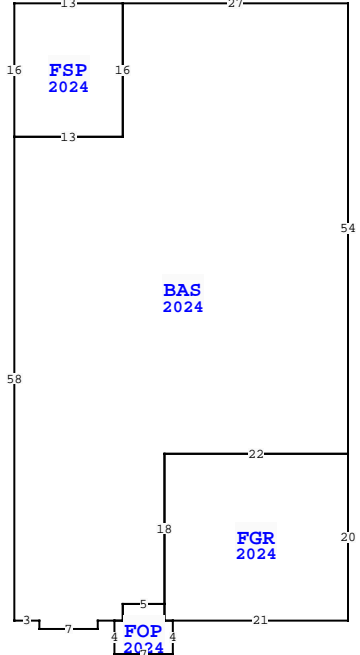




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2.5	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2024	2,309	253,805
FGR	440	55	2024	242	26,601
FOP	38	30	2024	11	1,209
FSP	208	40	2024	83	9,123
TOTALS	2,995			2,645	290,738

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024											
Heated Area: 2309					HX Base Yr 2024						



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,738
TOTAL MARKET OB/XF VALUE		5,820
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		356,558
SOH/AGL Deduction		0
ASSESSED VALUE		356,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,836
TOTAL JUST VALUE		356,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07319	CO		11/09/2023
B2307319	SFR	422,987	06/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/106	11/16/2023	SW	Q	I	01	412,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SLACK RONALD & JOAN						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	100	2024	2023		100	5,820	

BLD DATE		LGL DATE	
			04/03/2025
			MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=40,0] E27 S54 W22 S18 W5 S2 W1 W2 S1 W7 N1 W3 N58 E13 N16 \$	
FOP=[YR=2024;ORIG=45,74] N2 W5 S2 W1 S4 E7 N4 W1 \$	
FGR=[YR=2024;ORIG=67,74] W21 W1 N2 N18 E22 S20 \$	
FSP=[YR=2024;ORIG=40,16] W13 N16 E13 S16 \$	

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	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							