

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	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 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	1,171	100	2022
FGR	429	55	2022
FOP	63	30	2022
FOP	112	30	2022
FUS	1,322	100	2022
STR	52	10	2022
TOTALS	3,149		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,787	117.4320	117.43	327,277	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2025 Heated Area: 2493 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			325,641
TOTAL MARKET OB/XF VALUE			5,184
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			395,825
SOH/AGL Deduction			0
ASSESSED VALUE			395,825
TOTAL EXEMPTION VALUE	13	395,825	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			395,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2207978	CO ISSUED	0	12/22/2022
B2207978	NEW CONSTR	400,712	05/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0001	12/27/2022	WD Q	Q	I	01	351,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KENNEDY MARIO DEXTE						
2563/1043	5/11/2022	SW Q	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS 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	0	5.20	5.20	100	2022	2022

TOTAL OB/XF												5,184			
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	0	5.20	5.20	100	2022	2022				

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2022] W9 FGR=[YR=2022] N1 W21 S23 BAS=[YR=2022] S37 E14 N1 FOP=[YR=2022] E16 N7 W16 S7\$ N7 E16 N44 W9 S12 W18 S3 W3\$ E3 N3 E18 N19\$ S7 E9 N7\$ PTR= E10 FUS=[YR=2022] E21 S8 S20 E5 STR=[YR=2022] N13 E4 S13 W4\$ E4 S24 W16 S1 W14 N53\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF												5,184			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	RES	100		PUD	74.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										