

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 Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	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	797	100	2024
FGR	403	55	2024
FOP	48	30	2024
FOP	72	30	2024
FUS	1,158	100	2024
STR	56	10	2024
TOTALS	2,534		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		265,326	2023	2023	0	0	0.00	100.00

Heated Area: 1955 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			265,326
TOTAL MARKET OB/XF VALUE			4,992
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			335,318
SOH/AGL Deduction			0
ASSESSED VALUE			335,318
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			335,318
TOTAL JUST VALUE			335,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005423	CO ISSUED	0	03/01/2023
22011955	NEW CONSTR	311,237	08/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0596	3/09/2023	WD	Q	I	01	320,000

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: HINCKLEY JASON ROBE
 2572/1294 6/21/2022 SW Q V 05 2,560,000
 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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0		4.00	100	2024	2023		100	4,992	

TOTAL OB/XF										4,992					

BUILDING NOTES									
FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 \$									
BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W4 W12 W14 N19 E19 N17 E1 N4 \$									
FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 \$									
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$									
FOP=[YR=2024;ORIG=54,40] E12 S6 W12 N6 \$									
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$									

LAND DESCRIPTION										TOTAL OB/XF										4,992					
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	RES	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								