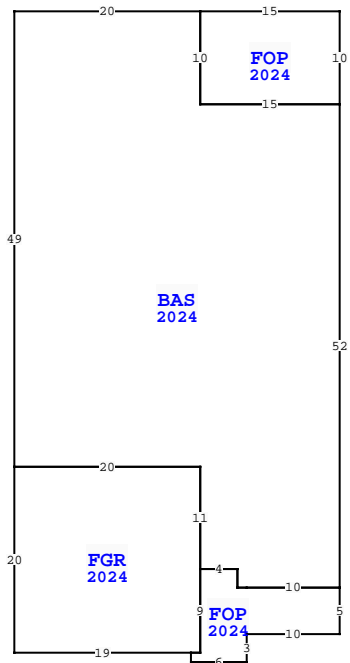


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,752	100	2024
FGR	400	55	2024
FOP	99	30	2024
FOP	150	30	2024
TOTALS	2,401		

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%	- 2024								
Heated Area: 1752					HX Base Yr 2024						



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,286
TOTAL MARKET OB/XF VALUE		3,328
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		311,614
SOH/AGL Deduction		114,178
ASSESSED VALUE		197,436
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		141,714
TOTAL JUST VALUE		311,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302331	CO		08/15/2023
B2302331	NEW CONSTR	284,148	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/885	10/19/2023	WD	Q	I	01	380,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRAWFORD DAVID MICH						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
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	0811	CONCRETE B	0	100	0	0			5.20	100	2024	2023		100	3,328	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2024;ORIG=-35,0] E20 S10 E15 S52 W10 W1 N2 W4 N11 W20 N49 \$	
FGR=[YR=2024;ORIG=-16,69] W19 N20 E20 S11 S9 W1 \$	
FOP=[YR=2024;ORIG=-15,0] E15 S10 W15 N10 \$	
FOP=[YR=2024;ORIG=-10,62] E10 S5 W10 S3 W6 N1 E1 N9 E4 S2 E1 \$	

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	RES	100		PUD	45.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							