

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,308	100	2013
FGR	670	55	2013
FOP	122	30	2013
FSP	233	40	2013
FUS	494	100	2013
UOP	566	20	2025
TOTALS	4,393		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,413	108.3760	108.38	369,901	2013	2013	0	0	5.50	94.50

1 SINGLE FAM - 100% - 2025 Heated Area: 2802 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			349,556
TOTAL MARKET OB/XF VALUE			36,764
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			441,320
SOH/AGL Deduction			0
ASSESSED VALUE			441,320
TOTAL EXEMPTION VALUE	13		441,320
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			441,320
NCON VALUE			34,823
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240010392	INGROUND CONCRETE	49,200	09/10/2024
B1226726	CO ISSUED	0	08/22/2013
B1327491	REPAIR/RRF	1,700	07/01/2013
B1226726	NEW CONSTR	327,564	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/1950	2/20/2022	WD	Q	I	01	465,000

GRANTOR: WEBB BRYAN K & DONNA  
GRANTEE: ZIRBEL MICAH LESTER  
1874/1494 8/16/2013 WD Q I 02 225,000  
GRANTOR: DREAM FINDERS HOMES L  
GRANTEE: WEBB BRYAN K & DONN

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,917.00	SF	5.20	5.20	100	2013
2	0462	ST/AL FNC	0	100	0	624.00	SF	10.00	10.00	100	2013
3	0861	POOL GUNIT	0	100	25	250.00	SF	85.00	85.00	100	2025
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025

TOTAL OB/XF											
36,764											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2013;ORIG=0,0] W14 S15 W15 N7 W1 W18 S56 E10 E1 N1 E8 U3R3 N3 E7 N10 E19 N47 \$											
FGR=[YR=2013;ORIG=-19,67] S2 E19 N3 E12 N21 W12 S2 W19 S20 \$											
FUS=[YR=2013;ORIG=15,0] E19 S26 W19 N26 \$											
FSP=[YR=2013;ORIG=-14,0] W16 S8 E1 S7 E15 N15 \$											
FOP=[YR=2013;ORIG=-38,64] S3 E19 N10 W7 S3 D3L3 W8 S1 W1 \$											
PTR=[ORIG=0,0] E15 W15 \$											
UOP=[YR=2025;ORIG=0,0] W14 W16 S8 W18 N22 E23 S1 W19 S10 E25 N10 W6 N1 E25 S14 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT	1.00