



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	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	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,660	100	2022
FGR	620	55	2022
FOP	60	30	2022
FOP	198	30	2022
TOTALS	3,538		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,078	114.7608	114.76	353,231	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2022	2,660	303,736
FGR	620	55	2022	341	38,937
FOP	60	30	2022	18	2,056
FOP	198	30	2022	59	6,737

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VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			351,465
TOTAL MARKET OB/XF VALUE			15,170
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			441,635
SOH/AGL Deduction			7,716
ASSESSED VALUE			433,919
TOTAL EXEMPTION VALUE	13		433,919
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			441,635
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013327	CO ISSUED	0	08/31/2022
21016104	NEW CONSTR	439,081	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0265	8/31/2022	SW	Q	I	01	551,000

GRANTOR: LENNAR HOMES LLC  
GRANTEE: CHURCH JAMES CHRIST  
2583/1037 8/08/2022 WD Q V 05 1,154,700  
GRANTOR: AG ESSENTIAL HOUSING  
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	804.00	UT	10.00	10.00	100	2022	2022	3	99	7,960	
2	0462	ST/AL FNC	0	100	0	728.00	SF	10.00	10.00	100	2022	2022	3	95	6,916	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.														

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	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							