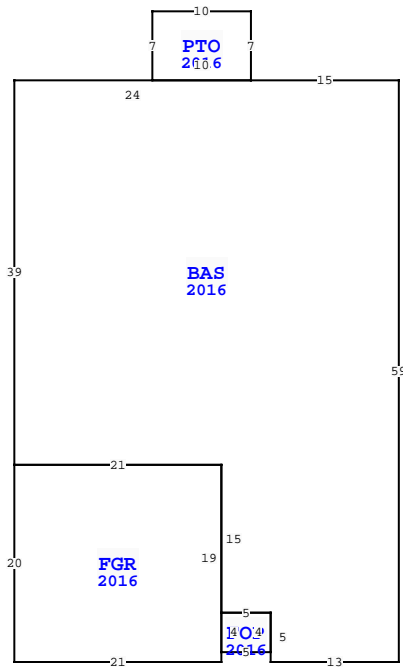


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2016
FGR	420	55	2016
FOP	20	30	2016
PTO	70	5	2016
TOTALS	2,366		

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% - 0			Heated Area: 1856			HX Base Yr					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		211,993
TOTAL MARKET OB/XF VALUE		2,913
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		299,906
SOH/AGL Deduction		25,387
ASSESSED VALUE		274,519
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		274,519
TOTAL JUST VALUE		299,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531397	NEW CONSTR	0	11/09/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2034/0912	3/16/2016	SW Q	Q	I	01	186,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CHAUNCEY RYAN H & L						
2010/1594	10/22/2015	SW U	V	V	37	1,425,500
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

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	0	0	557.00	SF	5.20	5.20	100	2016	2016	3	95	2,752	
2	0810	CONCRETE A	0	0	0	26.00	SF	6.50	6.50	100	2016	2016	3	95	161	

BUILDING NOTES	
BLD DATE: 04/23/2025 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10\$ W24 S39	
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4\$ N19 W21\$ E21 S15 E5 S5 E13 N59\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							