

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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		2.	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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,241	100	2021
FGR	380	55	2021
FOP	122	30	2021
FSP	298	40	2021
FUS	470	100	2021
STR	24	10	2021
TOTALS	3,535		

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%	- 2025		Heated Area: 2711		HX Base Yr					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			344,701
TOTAL MARKET OB/XF VALUE			3,573
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			433,274
SOH/AGL Deduction			0
ASSESSED VALUE			433,274
TOTAL EXEMPTION VALUE	13		433,274
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			433,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102101	CO ISSUED	0	09/01/2021
B2102101	NEW CONSTR	364,623	02/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1998	8/31/2021	WD Q	Q	I	01	465,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FLORENT MCGOVERN &						
2430/1055	2/01/2021	WD U	V		30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
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
1	0811	CONCRETE B	0	100	0	694.00	SF	5.20	5.20	100	2021	2021
TOTAL OB/XF 3,573												

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
INC DATE			
AG DATE			

BUILDING DIMENSIONS												
BAS=[YR=2021] W6 U3 L3 W7 D3 L3 FSP=[YR=2021] N10 W17 S10												
E1 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N2												
FOP=[YR=2021] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19\$												
E19 S8 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR=E15 FUS=[YR=2021] E19												
S26 W11 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W15\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00	1.00