

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05 AVERAGE 70

Exterior Wall

20 FACE BRICK 30

Roof Structure

04 WOOD TRUSS 100

Roof Cover

12 MODULAR MT 100

Interior Wall

04 PLYWOOD 50

Interior Wall

05 DRYWALL 50

Interior Floor

03 CONC FINSH 100

Ceiling

01 FIN.SUSPD 100

Air Condition

02 WINDOW 100

Heating Type

02 CONVECTION 100

Fixtures

5 100

Frame Story Height RMS

02 WOOD FRAME 100
9 100
2 100

Stories Units

1. 1. 100
0 100

BUD8 Adjustme Occupancy Quality

04 DIST 01 100
00 NONE 100
03 Quality Level 03

DOR CODE

1100STORES, 1 STORY

MAP NUM

MKT AREA 04

NEIGHBORHOOD/LOC

4051.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,688

100

1993

2,688

99,010

CAN

272

30

1993

82

3,021

TOTALS

2,960

2,770

102,030

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

0803

ASPHALT C

0 0

0 0

6,912.00

SF

2.00

2.00

100

1986

1986

3

50

6,912

2

0430

CL FNC 6B

0 0

28 6

168.00

LF

9.70

9.70

100

1986

1986

3

22

359

3

0424

CL FNC 6'

0 0

414 6

2,484.00

LF

20.00

20.00

100

1986

1986

3

22

10,930

4

0812

CONCRETE C

0 0

0 0

3,619.00

SF

4.00

4.00

100

1986

1986

3

47

6,804

5

0350

CARPORT WD

0 0

50 30

1,500.00

SF

13.00

13.00

100

1986

1986

3

20

3,900

6

0510

GARAGE WD-

0 0

72 85

6,120.00

SF

24.50

24.50

100

1986

1986

3

20

29,988

7

0464

FNC GT 10'

0 0

0 0

2.00

UT

350.00

350.00

100

1986

1986

3

22

154

8

0940

SHEDS/PORT

0 0

12 10

120.00

SF

30.00

30.00

100

1986

1986

3

20

720

9

0971

ST LGHT OV

0 0

0 0

1.00

UT

1,555.00

1,555.00

100

2005

2005

3

64

995

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

001100

C

STORE 1FLR

0

IW

0.00

0.00

71,438.00

SF

1.00

1.00

3.00

3.00

214,314

REVIEW DATE

04/22/2024

BY

KWA

Total Acres:

1.64

Total Land Value:

214,314

Market:

0

Agricultural:

0

Common:

214,314

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTAPNORM% COND

1101

04

2,770

75.4416

105.24

291,515

1986

1986

0

15

50.00

35.00

1

RETAILSTOR

- 0%

- 0

Heated Area: 2688

HX Base Yr

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

0747/1086

12/29/1995

WD Q

Q I

01

100

GRANTOR: MAULDIN GRADY & JOAN

GRANTEE: MAULDIN GRADY S & J

0515/0733

4/21/1987

WD Q

Q I

100,000

GRANTOR: SUTTON JAMES & BYROM

GRANTEE: MAULDIN GRADY JR &

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N12 W54 S12 W4 S30 CAN=[YR=1993] S4 E68 N4 W68\$ E68 N30 \$.

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

102,030

60,762

214,314

377,106

161,646

215,460

0

215,460

377,106

0

266,644

308,370