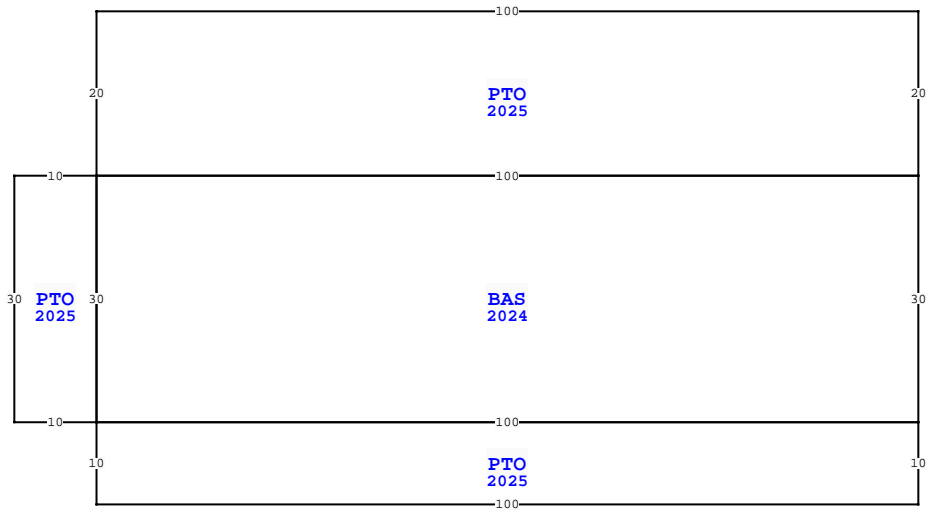


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		1 100			
Frame	05	STEEL 100			
Quality		06	Quality Level 06		
DOR CODE		5000	IMPROVED AG		
MAP NUM			MKT AREA 09		
NEIGHBORHOOD/LOC		9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	2024	3,000	59,281
PTO	300	5	2025	15	296
PTO	1,000	5	2025	50	988
PTO	2,000	5	2025	100	1,976
TOTALS	6,300			3,165	62,541

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 GARAGE RES - 0% - 2025 Heated Area: 3000 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,541
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		325,500
TOTAL MARKET VALUE		117,685
SOH/AGL Deduction		12,000
ASSESSED VALUE		105,685
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		105,685
TOTAL JUST VALUE		388,041
NCON VALUE		62,541
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001160	30X100 TRACTOR EQ	0	01/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/54	6/20/2023	WD Q	Q	V	01	320,000
GRANTOR: CALLIE'S ON THE RIVER						
GRANTEE: NEW FOUNDATION HOUS						
2500/1517	9/28/2021	PR Q	Q	V	02	282,500
GRANTOR: THIGPEN LINDA G P/R O						
GRANTEE: CALLIE'S ON THE RIV						

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
TRACEY RD, HILLIARD																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU
		04/02/2024	DC

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=50,10] E100 S30 W100 N30 \$											
PTO=[YR=2025;ORIG=50,-10] E100 S20 W100 N20 \$											
PTO=[YR=2025;ORIG=50,40] E100 S10 W100 N10 \$											
PTO=[YR=2025;ORIG=50,10] W10 S30 E10 N30 \$											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0		OR			1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	23.60	AC		1.00	1.00	1.00	390.00	390.00	9,204							
3	005910	A	HARDWOOD WET	0		OR			9.40	AC		1.00	1.00	1.00	100.00	100.00	940							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	280,500							