

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing	4	100	
Frame	05	STEEL 100	
Story Height		18 100	
RMS		7 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,260	150	
AOF	2,400	150	
BAS	4,740	100	
TOTALS	8,400		10,230 306,054

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0% - 0										Heated Area: 8400 HX Base Yr	

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			306,054
TOTAL MARKET OB/XF VALUE			24,194
TOTAL LAND VALUE - MARKET			73,508
TOTAL MARKET VALUE			403,756
SOH/AGL Deduction			0
ASSESSED VALUE			403,756
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			403,756
TOTAL JUST VALUE			403,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-89	COMMERCIAL	0	02/20/2018
3507	COMMERCIAL	1,209	06/28/2006
3507	COMMERCIAL	1,209	12/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/44	4/29/2025	WD Q	Q	I	01	750,000
GRANTOR: SELLERS HERBERT S III						
GRANTEE: RIVERWOOD INVESTMEN						
1024/2512	8/30/2004	WD U	V	09		100,000
GRANTOR: LESLIE EARL PEELER						
GRANTEE: SELLERS HERBERT S I						

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	0260	PAVEMENT-A	0	0	0	0		15,887.00	UT	1.50				1.50	23,831	
2	0166	CONC, PAVMT	0	0	0	0		145.00	UT	2.50				2.50	363	
TOTALS														24,194		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W79 AOF= W40 S60 E40 N60\$ S60 E79 AOF= E21 N60 W21 S60\$ N60\$.	

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	1700	C	1STORY OFF	0			0.00	0.00	43,560.00	SF		1.00	1.00	0.75	2.25	1.69	73,508							