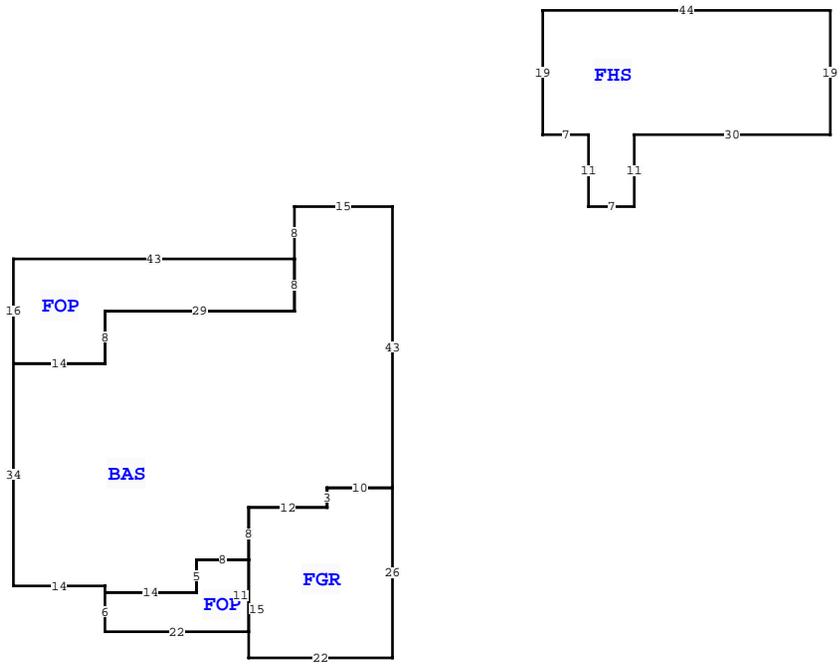


ELEMENT		CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,252	100	
FGR	536	55	
FHS	913	60	
FOP	172	30	
FOP	456	30	
TOTALS	4,329		

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%	- 2022		586,161	2019	2019	0	0	6.00	94.00
Heated Area: 3165 HX Base Yr 2022											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		550,991
TOTAL MARKET OB/XF VALUE		5,376
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		594,867
SOH/AGL Deduction		91,080
ASSESSED VALUE		503,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		452,376
TOTAL JUST VALUE		594,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36882	SFR	1,474	06/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1088	9/13/2021	WD Q	Q	I	01	530,000
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: PRUITT GREGORY A						
1359/2089	5/10/2018	WD U	V	11		0
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVE AT LAU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	538.00	UT	2.00	2.00	100	2019
2	0294	SHED WOOD/	0	100	0	1.00	UT	1,500.00	1,500.00	100	2024
3	0169	FENCE/WOOD	0	100	0	1.00	UT	2,800.00	2,800.00	100	2024

TOTAL OB/XF											
5,376											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[ORIG=0,0] W15 S8 S8 W29 S8 W14 S34 E14 S1 E14 N5 E8 N8 E12 N3 E10 N43 \$											
FHS=[ORIG=30,0] E7 N11 E30 N19 W44 S19 E7 S11 \$											
FGR=[ORIG=-22,54] S15 E22 N26 W10 S3 W12 S8 \$											
FOP=[ORIG=-15,8] W43 S16 E14 N8 E29 N8 \$											
FOP=[ORIG=-44,59] S6 E22 N11 W8 S5 W14 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W15 S8 S8 W29 S8 W14 S34 E14 S1 E14 N5 E8 N8 E12 N3 E10 N43 \$											
FHS=[ORIG=30,0] E7 N11 E30 N19 W44 S19 E7 S11 \$											
FGR=[ORIG=-22,54] S15 E22 N26 W10 S3 W12 S8 \$											
FOP=[ORIG=-15,8] W43 S16 E14 N8 E29 N8 \$											
FOP=[ORIG=-44,59] S6 E22 N11 W8 S5 W14 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT	1.00