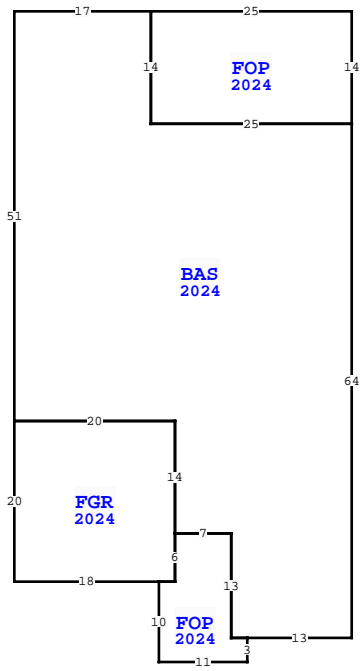


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2024	2,295	307,227
FGR	400	55	2024	220	29,451
FOP	138	30	2024	41	5,489
FOP	350	30	2024	105	14,056
TOTALS	3,183			2,661	356,223

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
					Heated Area: 2295	HX Base Yr					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,223
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		395,923
SOH/AGL Deduction		0
ASSESSED VALUE		395,923
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		395,923
TOTAL JUST VALUE		395,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042409	New Residential C	230,000	11/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2513	10/15/2025	WD	Q	I	01	405,000
GRANTOR: CORNERSTONE PARTNERS,						
GRANTEE: FLORIDA GATEWAY HOM						
1533/1522	2/13/2025	WD	U	I	30	450,000
GRANTOR: SIMQUE AARON						
GRANTEE: CORNERSTONE PARTNER						

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	0166	CONC,PAVMT	0	0	0	0		400.00	UT	3.00				3.00	1,200

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=60,10] S51 E20 S14 E7 S13 E2 E13 N64 W25 N14 W17 \$	
FGR=[YR=2024;ORIG=60,61] S20 E18 E2 N6 N14 W20 \$	
FOP=[YR=2024;ORIG=78,81] S10 E11 N3 W2 N13 W7 S6 W2 \$	
FOP=[YR=2024;ORIG=77,10] S14 E25 N14 W25 \$	

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	0100	C	SFR	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							