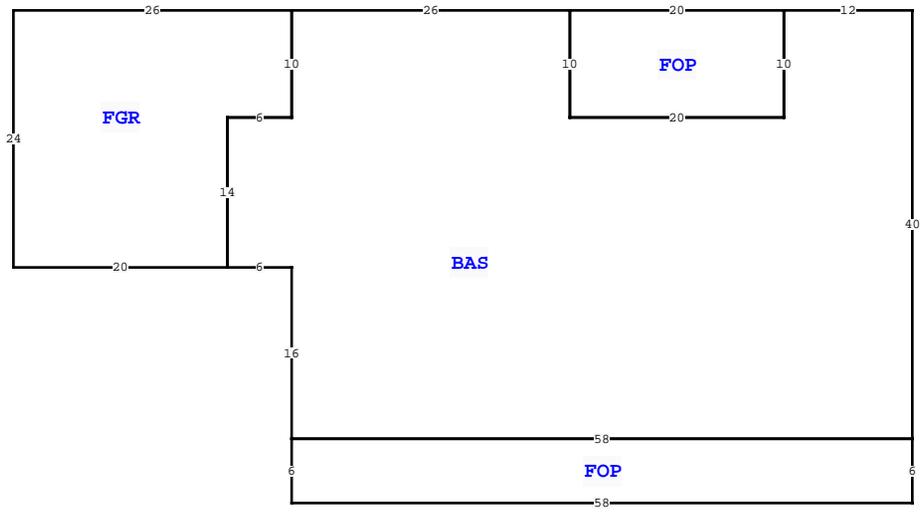


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,204	100	
FGR	540	55	
FOP	200	30	
FOP	348	30	
TOTALS	3,292		

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%	- 2025								
Heated Area: 2204										HX Base Yr	2025



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	349,550
BUILDING MARKET VALUE	Tax Dist:	48,582
TOTAL MARKET OB/XF VALUE		50,100
TOTAL LAND VALUE - MARKET		448,232
TOTAL MARKET VALUE		87,338
SOH/AGL Deduction		360,894
ASSESSED VALUE		51,411
TOTAL EXEMPTION VALUE	HX HB	309,483
BASE TAXABLE VALUE		448,232
TOTAL JUST VALUE		0
NCON VALUE		
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38707	POOL	0	10/08/2019
38707	POOL	0	10/08/2019
37324	SFR	1,126	10/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1594	11/01/2024	WD Q	Q	I	01	585,000
GRANTOR: VARNON DAVID LAWRENCE						
GRANTEE: LONG SHANNON						
1487/269	3/24/2023	WD Q	Q	I	01	545,000
GRANTOR: PATTON FAMILY TRUST D						
GRANTEE: VARNON DAVID LAWREN						

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	0031	BARN, MT AE	0	100	24	24	576.00	UT	15.00	100	2019	2019	3	100	8,640	
2	0060	CARPORT F	0	100	24	35	840.00	UT	10.00	100	2019	2019	3	100	8,400	
3	0296	SHED METAL	0	100	12	24	288.00	UT	15.00	100	2019	2019	3	100	4,320	
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	100	2019	2019	3	89	24,422	
5	0120	CLFENCE 4	0	100	0	0	100.00	UT	5.50	100	2019	2019	3	100	550	
6	0166	CONC, PAVMT	0	100	0	0	1,125.00	UT	2.00	100	2019	2019	3	100	2,250	
TOTALS															48,582	

LAND DESCRIPTION																								
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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							