

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,430	100	
FGR	418	55	
FOP	120	30	
TOTALS	1,968		

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%	2023								
			Heated Area: 1430				HX Base Yr 2023				

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,185
TOTAL MARKET OB/XF VALUE			4,796
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			202,981
SOH/AGL Deduction			78,679
ASSESSED VALUE			124,302
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			67,891
TOTAL JUST VALUE			202,981
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24519	SFR	480	05/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2752	4/13/2022	WD	Q	I	01	224,900
GRANTOR: FORD KESWICK F						
GRANTEE: TUCKER PATRICIA TRU						
1136/2083	11/16/2007	WD	Q	I		145,500
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: KESWICK F FORD						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE													
L	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	100	0	0	1,332.00	UT	3.00	3.00	100	2006	2006	3	100	3,996	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

TOTAL OB/XF										4,796	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2026	MLU							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S28 E10 FOP= S6 E20 N6 W20\$ E34 FGR= E22 N19 W22 S19\$ N19 E22 N9\$.	

LAND DESCRIPTION										TOTAL OB/XF										4,796				
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							