

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	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		4	100
Bathrooms		2.5	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	02
NEIGHBORHOOD/LOC	18517.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,207	100	2024
FGR	576	55	2024
FOP	232	30	2024
FOP	304	30	2024
FST	48	55	2024
TOTALS	3,367		

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%	- 2026		356,171	2023	2023	0	0	2.00	98.00
Heated Area: 2207 HX Base Yr 2026											

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,048
TOTAL MARKET OB/XF VALUE		38,370
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		442,418
SOH/AGL Deduction		0
ASSESSED VALUE		442,418
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,007
TOTAL JUST VALUE		442,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046514	Swimming Pool and	63,500	02/13/2023
000041852	New Residential C	200,000	05/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/1602	3/26/2021	WD Q	Q	V	01	32,000

GRANTOR: WELLS JAMES A & CAROL
GRANTEE: DRAWDY LANCE WADE
1391/1697 8/14/2019 WD Q V 01 28,000
GRANTOR: MF BUTLER HOMES LLC
GRANTEE: JAMES A & CAROLYN D

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	100	0	2,000.00	UT	3.00	3.00	100	2024	2023		100	6,000	
2	0280	POOL R/CON	0	100	30	450.00	UT	70.00	70.00	100	2024	2023		98	30,870	
3	0166	CONC, PAVMT	0	100	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/14/2024 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=20,-10] W23 S20 W12 S5 W16 N5 W17 S30 E7 S7 E29 N7 E9 N16 E11 N4 E12 N30 \$											
FOP=[YR=2024;ORIG=-3,2] W28 S13 E16 N5 E12 N8 \$											
FOP=[YR=2024;ORIG=-12,47] W29 S8 E29 N8 \$											
FST=[YR=2024;ORIG=20,20] W12 S4 E12 N4 \$											
FGR=[YR=2024;ORIG=20,24] W23 S24 E5 S2 E12 N2 E6 N24 \$											