

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	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
Architctual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,840	100	
FOP	560	30	
FSP	480	40	
TOTALS	2,880		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	PILING	0%	-	2025						
Heated Area: 1840						HX Base Yr					

VALUATION SUMMARY				
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD	
BUILDING MARKET VALUE			324,596	
TOTAL MARKET OB/XF VALUE			1,740	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			401,336	
SOH/AGL Deduction			0	
ASSESSED VALUE			401,336	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			401,336	
TOTAL JUST VALUE			401,336	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			397,785	
PRCL:0:2: 9-16-15: PER RON CROFT, 911 SITE ADDR FO				
SALE:1:1: CEDAR SPRINGS SHORES INCLUDE MH				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000044587	Roof Replacement	26,975	06/02/2022	
33394	SFR	873	09/23/2015	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1529/2671	12/20/2024	WD Q	I 01	575,000
GRANTOR: WILLIAMS DAVID D				
GRANTEE: DRAWDY J BURCE LIVI				
1298/0024	7/15/2015	WD Q	V 01	105,000
GRANTOR: ERNEST LYONS				
GRANTEE: DAVID D & KIMBERLEY				

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	0070	CARPORT UF	0	0 18 20	360.00	UT	1.50	1.50	100	2016	2016	3	100	540	
2	0190	FPLC PF	0	0 0 0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

TOTAL OB/XF																							
												1,740											