

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,583	102.4204	114.71	181,586	1996	1996	0	0	29.00	71.00

2 SINGLE FAM 0% - 2023 Heated Area: 1438 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,926
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		26,900
TOTAL MARKET VALUE		157,376
SOH/AGL Deduction		0
ASSESSED VALUE		157,376
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		157,376
TOTAL JUST VALUE		157,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,467

Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	20216.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	117,117
FOP	18	30		5	408
FSP	297	40		119	9,692
USP	60	35		21	1,710
TOTALS	1,813			1,583	128,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050133	Solar Power Syste	13,917	06/17/2024
10970	SFR	245	04/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/113	9/09/2022	WD Q	Q	I	01	145,000
GRANTOR: NW CAESAR COURT LAND						
GRANTEE: REDISKE DAVID						
1474/2482	8/03/2022	WD U	U	I	11	0
GRANTOR: COLLINS LASHUNDA Y						
GRANTEE: NW CAESAR COURT LAN						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	0080	DECKING	0	0	10	10	100.00	UT	3.50	3.50	100	1996	1996	3	100	350	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BLD DATE		LGL DATE	
481 NW CAESAR CT, WHITE SPRINGS		05/08/2026	MLU

BUILDING DIMENSIONS	
BAS= W33 USP= N4 W15 S4 E15\$ W23 S26 E5 FSP= S11 E27N11 W27\$ E11 FOP= E6 N3 W6 S3\$N3 E6 S3 E34 N26\$.	

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		00	0.00	0.00	2.69	AC		1.00	1.00	1.00	10,000.00	10,000.00	26,900							