

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	60
Exterior Wall	05	AVERAGE	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.5	1.5	100
Architectural 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	25716.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	320	100	
BAS	360	100	
BAS	1,760	100	
FOP	220	30	
TOTALS	2,660		

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% - 0			289,694	1992	1992	0	0	35.00	65.00
Heated Area: 2440 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		188,301	
TOTAL MARKET OB/XF VALUE		7,059	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		260,360	
SOH/AGL Deduction		107,633	
ASSESSED VALUE		152,727	
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411	
BASE TAXABLE VALUE		46,316	
TOTAL JUST VALUE		260,360	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,053	

SALE:1:1: 5 AC WITH IMP			
BLDG:1:1: DOR 1994			
LAND:1:1: PART OF LOT 18 DOR 1994			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7423	PUMP/UTPOL	25	07/28/1993
3906	SFR	33,000	04/30/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/1253	10/20/1993	WD	Q	I		77,000
GRANTOR: JERRY HARRELL						
GRANTEE: CARL E SELBY						
0482/0245	7/01/1980	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

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	28	32	896.00	UT	2.80	2.80	100	0	0	3	100	2,509
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	150
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200
TOTALS															7,059	

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W55 S32 E15 FOP= E22 S10 W22 N10\$ E40 N32\$ BAS= N12 W8 S2 W10 S4 W24 S4 W10 S2 E52\$ PTR=N40 BAS= W20 S16 E20 N16\$ S40\$.	

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	DPTH 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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							