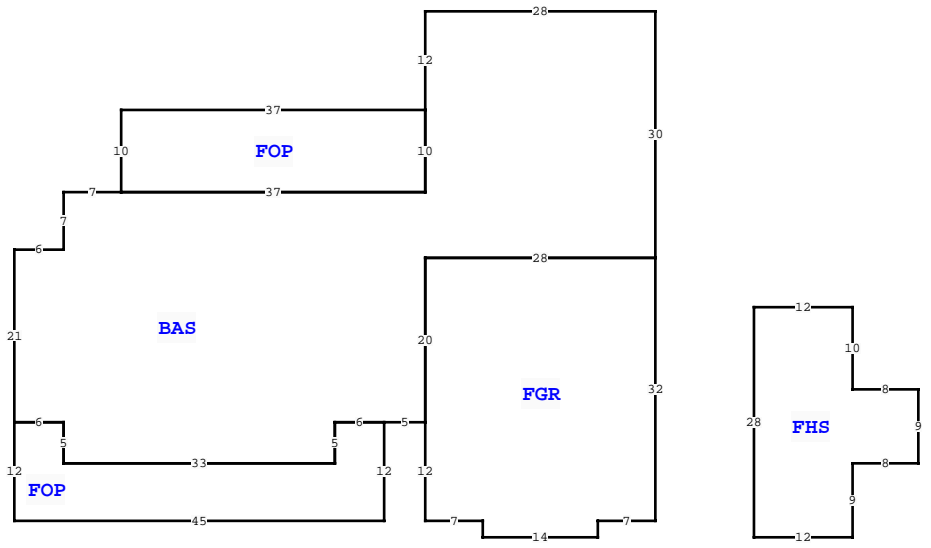


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,363	100	
FGR	924	55	
FHS	408	60	
FOP	370	30	
FOP	375	30	
TOTALS	4,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,339	126.5996	141.79	473,437	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 2771 HX Base Yr 2022											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	STANDARD
BUILDING MARKET VALUE		454,500
TOTAL MARKET OB/XF VALUE		32,194
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		551,694
SOH/AGL Deduction		115,206
ASSESSED VALUE		436,488
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		385,077
TOTAL JUST VALUE		551,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045540	Solar Power System	56,546	09/22/2022
000042837	Swimming Pool and	45,000	09/27/2021
000041364	New Residential C	200,000	02/19/2021
41364	SFR		02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1645	10/21/2020	WD	Q	V	01	45,000
GRANTOR: GARY A & APRIL W NIXO						
GRANTEE: DAVID EDWARD & MART						
1054/0977	7/29/2005	WD	U	V	09	95,000
GRANTOR: LANGMAN						
GRANTEE: NIXON						

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	2,160.00	UT	3.00	3.00	100	2022	2021		100	6,480	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	0280	POOL R/CON	0	100	12	336.00	UT	70.00	70.00	100	2022	2021		93	21,874	
4	0166	CONC, PAVMT	0	100	0	880.00	UT	3.00	3.00	100	2023	2022		100	2,640	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS=[ORIG=50,10] S21 E6 S5 E33 N5 E6 E5 N20 E28 N30 W28 S12 S10 W37 W7 S7 W6 \$	
FGR=[ORIG=100,11] S20 S12 E7 S2 E14 N2 E7 N32 W28 \$	
FOP=[ORIG=50,31] S12 E45 N12 W6 S5 W33 N5 W6 \$	
FOP=[ORIG=63,-7] S10 E37 N10 W37 \$	
FHS=[ORIG=140,17] S28 E12 N9 E8 N9 W8 N10 W12 \$	

LAND DESCRIPTION		TOTAL OB/XF 32,194																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							