

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	N/A 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	04 04 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,185	142.0709	159.12	347,677	2017	2017	0	0	0	8.00	92.00
1 SINGLE FAM 100% - 2020 Heated Area: 1774 HX Base Yr 2020												

MAP NUM	0100	SINGLE FAMILY	MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100		1,774	259,697
FGR	492	55		271	39,672
FOP	210	30		63	9,223
FOP	256	30		77	11,272
TOTALS	2,732			2,185	319,863

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	1,567.00	UT	2.00	2.00	100	2017	2017	3	100	3,134	
2	0296	SHED METAL	0	100	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

TOTAL OB/XF													6,134
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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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

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VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	319,863			
TOTAL MARKET OB/XF VALUE	6,134			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	360,997			
SOH/AGL Deduction	96,718			
ASSESSED VALUE	264,279			
TOTAL EXEMPTION VALUE	HX HB 98 264,279			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	360,997			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	364,474			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34882	SFR	951	01/27/2017
25275	SFR	708	12/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/0170	10/31/2019	WD Q	Q	I	01	254,900
GRANTOR: LESTER LAMAR JR & ROS						
GRANTEE: WILLIE F DENSON						
1371/2719	11/02/2018	WD Q	Q	I	01	228,000
GRANTOR: BLAKE N II & STEPHANI						
GRANTEE: LESTER LAMAR & ROSI						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= N25 FOP= N7 W40 S7 E1 R3 U3 E5 D3 R3 E28\$ W28 L3 U3 W5 D3 L3 W1 N17 W22 S3 W2 S10 E2 S9 FGR= S24 E22 N21 W12 N3 W10\$ E10 S3 E12 S17 E5 S7 FOP= S7 E30 N7 W30\$ E30 N7 E5\$.												