

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		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	33316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	420	100	2023
BAS	1,767	100	2023
FOP	108	30	2023
FOP	144	30	2023
TOTALS	2,439		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
Heated Area: 2187 HX Base Yr												

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,073
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		343,313
SOH/AGL Deduction		0
ASSESSED VALUE		343,313
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		343,313
TOTAL JUST VALUE		343,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00004207	New Residential C	155,000	05/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/924	6/27/2025	QC	U	I	11	100

GRANTOR: CORNERSTONE DEVELOPME  
GRANTEE: FCS TRUST DATED JAN  
1460/69 2/17/2022 QC U V 11 100  
GRANTOR: CORNERSTONE DEVELOPER  
GRANTEE: CORNERSTONE DEVELOP

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
1	0166	CONC,PAVMT	0	0	0	0		3.00	100	2023	2022	100

TOTAL OB/XF												
3,240												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=100,20] W12 S6 W18 N6 W21 S29 E21 S6 E6 S6 E12 S6 E12 N47 \$												
BAS=[YR=2023;ORIG=49,49] E21 S20 W21 N20 \$												
FOP=[YR=2023;ORIG=70,20] E18 S6 W18 N6 \$												
FOP=[YR=2023;ORIG=88,61] W12 N6 W6 S12 E18 N6 \$												

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
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00