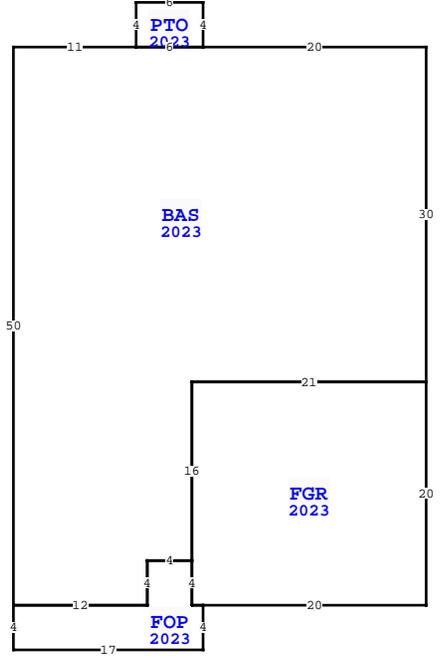


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP AREA		06		
	NEIGHBORHOOD/LOC	33316.04	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2023	1,414	176,221
FGR	420	55	2023	231	28,789
FOP	84	30	2023	25	3,116
PTO	24	5	2023	1	124
TOTALS	1,942			1,671	208,249

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,671	112.7000	128.48	214,690	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM			100% - 2024	Heated Area: 1414			HX Base Yr 2024					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,249
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		236,649
SOH/AGL Deduction		0
ASSESSED VALUE		236,649
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,238
TOTAL JUST VALUE		236,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043223	New Residential C	139,800	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/889	3/24/2023	WD Q	Q	I	01	260,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: DOWDY KATHERINE						
1448/2164	9/27/2021	WD Q	V	05		1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

EXTRA FEATURES																
L	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	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/24/2023	MLU

BUILDING NOTES	
BAS=[YR=2023;ORIG=60,20] S50 E12 N4 E4 N16 E21 N30 W20 W6 W11 \$	
FGR=[YR=2023;ORIG=76,50] S16 S4 E1 E20 N20 W21 \$	
POP=[YR=2023;ORIG=60,70] S4 E17 N4 W1 N4 W4 S4 W12 \$	
PTO=[YR=2023;ORIG=71,16] S4 E6 N4 W6 \$	

LAND DESCRIPTION																	TOTAL OB/XF									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	24,000.00	24,000.00	24,000								