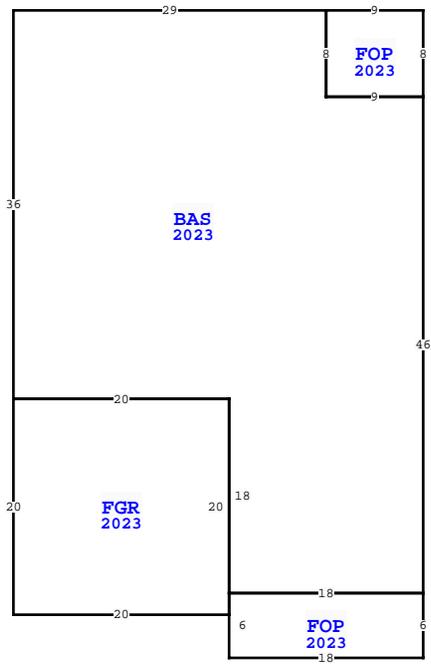


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.04	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2023
FGR	400	55	2023
FOP	72	30	2023
FOP	108	30	2023
TOTALS	2,200		

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%	- 2023	127.17	240,860	2022	2022	0	0	3.00	97.00
Heated Area: 1620						HX Base Yr 2023					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		233,634
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		259,074
SOH/AGL Deduction		10,608
ASSESSED VALUE		248,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,055
TOTAL JUST VALUE		259,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043225	New Residential C	160,700	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/549	11/29/2022	WD Q	Q	I	01	270,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: GOMEZ EDEN SANTIAGO						
1448/2164	9/27/2021	WD Q	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	480.00	UT	3.00	3.00	100	2023

TOTAL OB/XF											
1,440											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C SFR	100		A-1	0.00	0.00	1.00	LT		1.00

BUILDING NOTES											
BAS=[YR=2023;ORIG=61,10] W9 N8 W29 S36 E20 S18 E18 N46 \$											
FGR=[YR=2023;ORIG=23,38] E20 S20 W20 N20 \$											
FOP=[YR=2023;ORIG=43,56] E18 S6 W18 N6 \$											
POP=[YR=2023;ORIG=52,2] E9 S8 W9 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=61,10] W9 N8 W29 S36 E20 S18 E18 N46 \$											
FGR=[YR=2023;ORIG=23,38] E20 S20 W20 N20 \$											
FOP=[YR=2023;ORIG=43,56] E18 S6 W18 N6 \$											
POP=[YR=2023;ORIG=52,2] E9 S8 W9 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	