

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	2024
FGR	400	55	2024
FOP	20	30	2024
FOP	72	30	2024
TOTALS	2,112		

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%	- 2024								
Heated Area: 1620						HX Base Yr 2024					

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		232,803
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		264,803
SOH/AGL Deduction		1,031
ASSESSED VALUE		263,772
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,361
TOTAL JUST VALUE		264,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044057	New Residential C	160,700	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2705	3/21/2023	WD Q	Q	I	01	275,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: MADLOS MERRA						
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 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	0169	FENCE/WOOD	0	100	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
2	0166	CONC, PAVMT	0	100	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2024;ORIG=70,10] W29 S36 E20 S18 E18 N46 W9 N8 \$															
FGR=[YR=2024;ORIG=41,46] E20 S20 W20 N20 \$															
FOP=[YR=2024;ORIG=61,64] E5 S4 W5 N4 \$															
FOP=[YR=2024;ORIG=70,10] E9 S8 W9 N8 \$															

LAND DESCRIPTION												TOTAL OB/XF												
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	1.20	25,000.00	30,000.00	30,000							