

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		2	100
Bathrooms		4	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	50%	- 2023								
Heated Area: 1620						HX Base Yr 2023					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,715
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		265,155
SOH/AGL Deduction		5,469
ASSESSED VALUE		259,686
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,275
TOTAL JUST VALUE		265,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044055	New Residential C	160,700	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2146	10/15/2023	QC	U	I	11	100

GRANTOR: FARABEE JIMMIE  
GRANTEE: FARABEE AMY  
1482/351 12/22/2022 WD Q V 01 275,000  
GRANTOR: WJHFL LLC, D/B/A WJH  
GRANTEE: FARABEE AMY

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
1	0166	CONC,PAVMT	0	50	0	0		3.00	100	2023	2022

TOTAL OB/XF											
1,440											
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	50		A-1	0.00	0.00	1.00	LT	

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

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=-10,-20] W29 S8 W9 S46 E18 N18 E20 N36 \$											
FOP=[YR=2023;ORIG=-48,-20] E9 S8 W9 N8 \$											
FOP=[YR=2023;ORIG=-48,34] E18 S6 W18 N6 \$											
FGR=[YR=2023;ORIG=-30,16] E20 S20 W20 N20 \$											

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	50		A-1	0.00	0.00	1.00	LT	