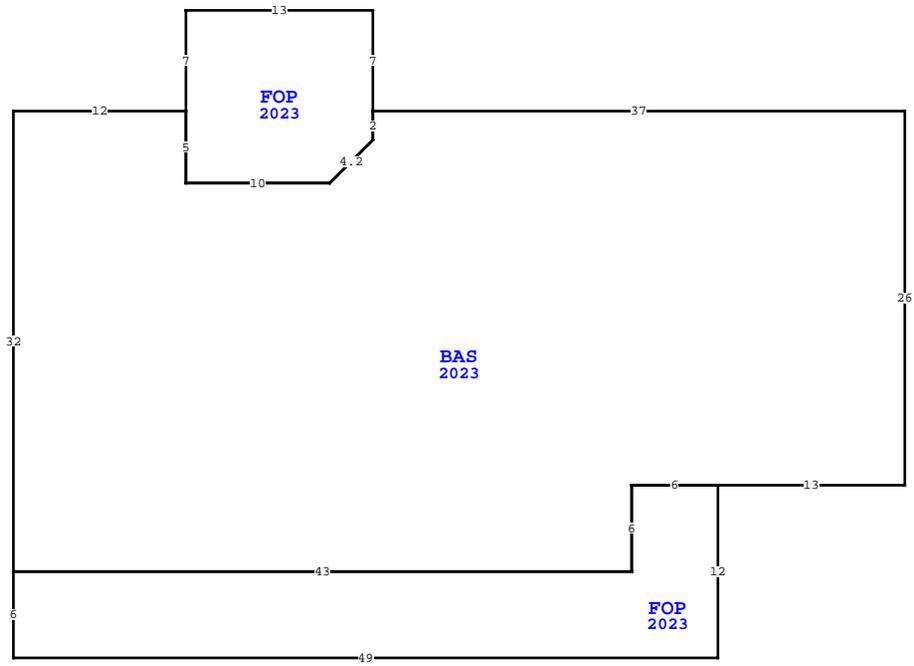


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,810	100	2023
FOP	152	30	2023
FOP	330	30	2023
TOTALS	2,292		
		1,955	275,237

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								
Heated Area: 1810						HX Base Yr 2023					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		275,237
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,700
TOTAL MARKET VALUE		303,937
SOH/AGL Deduction		24,198
ASSESSED VALUE		279,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,328
TOTAL JUST VALUE		303,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042931	New Residential C	225,000	10/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2151	5/29/2019	WD	Q	V	01	2,000
GRANTOR: RONALD A FEAGLE						
GRANTEE: ASHTON SONNY JOHNSO						
1250/0201	3/07/2013	PR	U	V	30	2,706,600
GRANTOR: CLINE FEAGLE & MARY F						
GRANTEE: RONALD A FEAGLE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/28/2025	MLU

BUILDING NOTES	
BAS=[YR=2023;ORIG=90,20] W37 S2 D3L3 W10 N5 W12 S32 E43 N6 E6 E13 N26 \$	
FOP=[YR=2023;ORIG=71,52] W43 S6 E49 N12 W6 S6 \$	
FOP=[YR=2023;ORIG=53,13] W13 S7 S5 E10 U3R3 N2 N7 \$	

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
7938 SE COUNTY ROAD 252 , LULU																
TOTAL OB/XF 0																

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	5.74	AC		1.00	1.00	1.00	5,000.00	5,000.00	28,700							