



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	9.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,150	100	2002
FOP	276	30	2002
FSP	160	55	2009
TOTALS	1,586		

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%	- 2012								
Heated Area: 1150						HX Base Yr 2012					
BLD DATE	09/24/2019	RTJ/T	LGL DATE	03/07/2009	JBHC						
XF DATE	09/24/2019	RTJ/T	LAND DATE								
INC DATE			AG DATE								

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				123,801		
TOTAL MARKET OB/XF VALUE				1,355		
TOTAL LAND VALUE - MARKET				16,000		
TOTAL MARKET VALUE				141,156		
SOH/AGL Deduction				61,754		
ASSESSED VALUE				79,402		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				29,402		
TOTAL JUST VALUE				141,156		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				132,187		
5 YR PRCL CK, N/C						
XFOB LN 1, CHG SF XFOB LN 2, PU XFOB LN 5						
5 YR PRCL CH, PU CORR TRAV, PU FNDN, PU DIMEN						
ADD HX FOR 2012						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000643	RE-ROOF/SHINGLES-		12/18/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/0869	7/27/2011	WD Q	Q	I	01	93,000
GRANTOR: BEATY JENNIFER LYNN &						
GRANTEE: NIXON BRADLEY						
0446/0104	6/06/2002	WD U	I			77,900
GRANTOR: STRICKLAND GLADYS F						
GRANTEE: BEATY JENNIFER LYNN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2002] W9 FSP=[YR=2009] N10 W16 S10 E16\$ W37 S25						
FOP=[YR=2002] S6 E46 N6 W46\$ E46 N25\$.						

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	0210	CONCRETE D	0	100	20	20			6.00	100	2002	2002	3	20	480	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2002	2002	3	20	100	
3	0625	PORT WD UT	0	100	10	10			6.00	100	2002	2002	3	20	120	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2003	2003	3	0	0	
5	0209	CONCRETE P	0	100	0	0			8.00	100	2009	2009	3	39	655	
TOTALS												1,321	123,801			

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	000100	C	SFR	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	000000	C	VAC RES	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							