

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	01	WOOD	FRAME	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	09	PINE WOOD	100			
Heating Type	04	AIR DUCTED	100			
Air Condition	03	CENTRAL	100			
Bedrooms		2	100			
Bathrooms		1	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	8.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	680	100	1993	680	51,819	
DCK	32	10	2005	3	229	
FSP	56	55	2005	31	2,362	
PTO	80	5	2021	4	305	
TOTALS	848			718	54,714	

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%	- 2022		Heated Area: 680					HX Base Yr	2022

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VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				54,714		
TOTAL MARKET OB/XF VALUE				2,244		
TOTAL LAND VALUE - MARKET				14,000		
TOTAL MARKET VALUE				70,958		
SOH/AGL Deduction				14,176		
ASSESSED VALUE				56,782		
TOTAL EXEMPTION VALUE				HX HB 26,942		
BASE TAXABLE VALUE				29,840		
TOTAL JUST VALUE				70,958		
NCON VALUE				304		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				56,344		
COMBINE LOT 40 WITH LOT 41						
UPDATED OWNER NAME PER DEEDS.						
FR 5YR CK 2/8/23; DEMO XFOBS, PU NEW TRAV						
2022 HX ADDED - IRBY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/0354	8/19/2021	WD	U	V	11	100
GRANTOR: RUSS & RUE RENTALS, L						
GRANTEE: IRBY LAURALEE HELEN						
1209/0610	5/20/2021	WD	Q	I	01	65,000
GRANTOR: RUSS & RUE RENTALS, L						
GRANTEE: IRBY LAURALEE HELEN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=0,0] W30 S4 W8 S10 E8 S6 E13 E7 E10 N20 \$						
FSP=[YR=2005;ORIG=-17,20] S8 E7 N8 W7 \$						
DCK=[YR=2005;ORIG=-30,0] W8 S4 E8 N4 \$						
PTO=[YR=2021;ORIG=-10,20] E10 S8 W10 N8 \$						

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	0955	PRIVACY FE	0	100	0	9.00	LF	15.00	15.00	100	2005	2005	3	20	27	
3	0080	4' CHAINLI	0	100	0	105.00	LF	13.00	13.00	100	2007	2007	3	30	410	
5	0700	PORT BLDG	0	100	14	140.00	SF	8.00	8.00	100	2017	2017	3	88	986	
6	0055	PORTABLE C	0	100	20	360.00	SF	3.00	3.00	100	2017	2017	3	76	821	
TOTALS															2,244	

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	7,000.00	7,000.00	7,000									
2	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000									