

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	80.10	1.40/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,431	100	2021
FOP	156	30	2021
PTO	112	5	2024
TOTALS	1,699		

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: 1431 HX Base Yr 2022	
TOTALS												1,484	223,413

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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		223,413				
TOTAL MARKET OB/XF VALUE		3,970				
TOTAL LAND VALUE - MARKET		20,000				
TOTAL MARKET VALUE		247,383				
SOH/AGL Deduction		99,275				
ASSESSED VALUE		148,108				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		98,108				
TOTAL JUST VALUE		247,383				
NCON VALUE		2,373				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		170,767				
5 YR PRCL CK, CHG TRAV DEMO PTO ADD PTO, PU XFOBS						
5 YR PRCL CK, PU XFOB						
2022 PORT FROM HILLSBOROUGH - SPATES - ADD HX						
2022 HX PORT APP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2100277	SFD-CO	0	03/22/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0833	8/01/2024	QC	P	I	98	100
GRANTOR: SHUFF JOHN W III						
GRANTEE: TIDEWATER INVESTMEN						
1224/0713	8/16/2021	WD	Q	I	01	195,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: SPATES DAWN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021;ORIG=0,0] W36 W17 S27 E13 E40 N27 \$						
FOP=[YR=2021;ORIG=-40,27] S6 E26 N6 W26 \$						
PTO=[YR=2024;ORIG=-42,-8] E14 S8 W14 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	0210	CONCRETE D	0	100	20	20			400.00	100	2021	2021	3	93	2,232	
2	0211	CONCRETE W	0	100	12	4			48.00	100	2021	2021	3	93	268	
3	0955	PRIVACY FE	0	100	0	0			98.00	100	2024	2023		100	1,470	
4	0700	PORT BLDG	0	100	0	0			2.00	100	2024	2023		98	0	
TOTAL OB/XF 3,970																

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	DPHT 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			75.00	125.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							