

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	03	MASONRY 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,687	145.4500	221.08	372,962	1998	2005	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1271 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,829
TOTAL MARKET OB/XF VALUE		48,869
TOTAL LAND VALUE - MARKET		178,250
TOTAL MARKET VALUE		532,948
SOH/AGL Deduction		10,262
ASSESSED VALUE		522,686
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		522,686
TOTAL JUST VALUE		532,948
NCON VALUE		15,360
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,585

MM 5 YR PRCL CH CHG FLOORING, DEMO XFOB PU XFOB 5/
2021 VALUES PORT TO GADSDEN - HARROD
CORR ADDRESS PER WAK TCO
XFOB LN 7-10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001444	DECKS	0	11/04/2019
2009706	VINYL SEAWALL	0	08/27/2009
026291	WD UTIL	0	03/06/2000
023164	SFD	0	01/27/1998

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1998	1,271	230,414
DCK	0	10	1998	0	0
DCK	9	10	1998	1	181
DCK	16	10	1998	2	362
DCK	42	10	1998	4	725
PCP	341	10	1998	34	6,164
PCP	341	10	1998	34	6,164
PTO	140	5	1998	7	1,269
PTO	217	5	1998	11	1,994
PTO	217	5	1998	11	1,994
TOTALS	3,470			1,687	305,829

** This building has 15 Sub-Areas
173 MASHES SANDS RD, PANACEA

BLD DATE	04/06/2018	MMSR	LGL DATE	
XF DATE	04/06/2018	MMSR	LAND DATE	02/23/2012 JBHC
INC DATE			AG DATE	

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	0	37	10	370.00	SF	9.60	9.60	100	1998	1998	3	20	710	
3	0375	WOOD WALK	0	0	263	4	1,052.00	SF	24.00	24.00	100	2004	2004	3	23	5,807	
4	0350	BOATDOCK A	0	0	8	10	80.00	SF	42.24	42.24	100	2007	2007	GD	30	1,014	
5	0211	CONCRETE W	0	0	4	4	16.00	SF	9.60	9.60	100	1999	1999	3	20	31	
6	0872	SEAWALL VI	0	0	0	0	90.00	LF	60.80	60.80	100	2009	2009	3	39	2,134	
7	0740	UNFINISH O	0	0	12	10	120.00	SF	17.60	17.60	100	2007	2007	3	68	1,436	
8	0007	ELECTRIC L	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2017	2017	3	76	9,120	
9	0955	PRIVACY FE	0	0	0	0	150.00	LF	24.00	24.00	100	2017	2017	3	91	3,276	
10	0125	MTL/VYL AC	0	0	0	0	432.00	LF	30.40	30.40	100	2017	2017	3	76	9,981	
14	0009	DUMBWAITER	0	0	0	0	1.00	UT	16,000.00	16,000.00	100	2024	2021	AV	96	15,360	

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	0	37	10	370.00	SF	9.60	9.60	100	1998	1998	3	20	710	
3	0375	WOOD WALK	0	0	263	4	1,052.00	SF	24.00	24.00	100	2004	2004	3	23	5,807	
4	0350	BOATDOCK A	0	0	8	10	80.00	SF	42.24	42.24	100	2007	2007	GD	30	1,014	
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6	0872	SEAWALL VI	0	0	0	0	90.00	LF	60.80	60.80	100	2009	2009	3	39	2,134	
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14	0009	DUMBWAITER	0	0	0	0	1.00	UT	16,000.00	16,000.00	100	2024	2021	AV	96	15,360	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0778	4/29/2021	WD	Q	I	01	576,100

GRANTOR: HARROD RICHARD A & LA
GRANTEE: ROBERSON BRYAN & KA
1021/0847 12/30/2016 WD Q I 01 300,000
GRANTOR: GLENN MAXINE C AS TRU
GRANTEE: HARROD RICHARD A &

BUILDING NOTES																
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BUILDING DIMENSIONS																
PTO=[YR=1998] W31 DCK=[YR=1998] E7 STR=[YR=1998] E6 N3 DCK=[YR=1998] S3 E3 N3 STR=[YR=1998] S3 E10 N3 W10\$ W3\$ W6 S3\$ N6 W7 S6\$ S7 E31 BAS=[YR=1998] W31 S41 E19 DCK=[YR=1998] W6 S6 STR=[YR=1998] N4 W9 S4 DCK=[YR=1998] N4 W4 S4 E4\$ STR=[YR=1998] W4 S12 E4 N12\$ E9\$ N6 E6\$ E12 PTR=E10 PTO=[YR=1998] S7 E20 N7 W20\$ PCP=[YR=1998] E31 N11 W31 UGR=[YR=2002] E31 N24 W31 PCP=[YR=1998] E31 N11 W31 PTO=[YR=1998] E31 N7 W31 S7\$ S11 \$ S24\$ S11\$ W10\$ N41\$ N7\$.																

LAND DESCRIPTION																								
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	000132	C	SFR RIVER	0			105.00	303.00	1.00	LT		1.00	1.00	1.15	155,000.00	178,250.00	178,250							