

Print Date: 12/01/2016 09:29

VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2				326	RST/BAR		100
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	8		PLYWD PANL				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	6		CERAMIC TL	Adj. Base Rate:			82.52
Interior Floor 2	12		CONCRETE				
Heating Fuel	2		GAS	Replace Cost			208,940
Heating Type	1		FORCED H/A	AYB			1965
AC Percent	100			EYB			1995
FBM Sqft				Dep Code			GD
Bldg Use	326		RST/BAR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			19
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	2			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			81
Foundation	1		CONCRETE	Apprais Val			169,200
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	12,000	1.61	1970	A		AV	55	10,600
87	FENCE-4			L	190	6.90	2013	A		AV	55	700
77	LITE-SIN			L	1	690.00	1970	A		AV	55	400
78	LITE-DBL			L	1	920.00	1970	A		AV	55	500
84	SIGN-ILU			L	48	40.25	2003	A		VG	85	1,600
81	COOLER	EX	Extra Feature	B	96	46.00	1995	A	1	GD	73	3,200
81	COOLER	EX	Extra Feature	B	80	46.00	1995	A	1	GD	73	2,700
82	FREEZER			B	80	69.00	1995	G	1	GD	73	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	480		4.13	1,980.00
EPF	ENCL PORCH	0	40		24.76	990.40
FFL	1ST FLOOR	2,496	2,496		82.52	205,965.12

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	<i>Ttl. Gross Liv/Lease Area:</i>	2,496	3,016	2,532	208,940

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