

State Use 031
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VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	A	VERY GOOD			
Stories	2.50	2 1/2 STORIES			
Occupancy	2.00				
Exterior Wall 1	6	STUCCO			
Exterior Wall 2	4	VINYL			
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	1	DRYWALL			
Interior Wall 2	4	SOLID WOOD			
Interior Floor 1	6	CERAMIC TL			
Interior Floor 2	4	CARPET			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	031	MixComRes			
Total Rooms	3				
Bedrooms	2				
Full Baths	1				
Half Baths	2				
Extra Fixtures	0				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	2	CONC BLOCK			
Partitions	T	TYPICAL			
Wall Height	10.00				
FBM Quality					
Overhead Door					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
031	MixComRes	67
013	RES/COM	33
		0

COST / MARKET VALUATION		
RCN		441,794
Year Built		1900
Effective Year Built		2010
Depreciation Code		EX
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		89
Cns Sect Rcld		510,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
85	PAVING	L	7,200	1.61	1975	AV	55	A	1.00	6,400
84	SIGN-ILU	L	20	40.25	2022	GD	70	A	1.00	600
81	COOLER	B	48	46.00	1997	AV	68	A	1.00	1,500
77	LITE-SIN	L	1	690.00	1990	AV	55	A	1.00	400
87	FENCE-4	L	80	6.90	1980	AV	55	A	1.00	300
GEN	GENERATOR	B	1	0.00	1997	AV	89	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,575		18.29	28,801	
FFL	1ST FLOOR	2,842	2,842		91.43	259,847	
OFF	OPEN PORCH	0	52		8.79	457	
SFL	2ND FLOOR	1,344	1,344		91.43	122,883	
UAT	UNFIN ATTC	0	864		18.31	15,818	
WDK	WOOD DECK	0	1,096		12.76	13,989	
Ttl Gross Liv / Lease Area		4,186	7,773			441,795	

