

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
TOTALS	1,560		1,560
			61,834

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	2017									
				Heated Area: 1560				HX Base Yr	2017			

BAS

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		61,834
TOTAL MARKET OB/XF VALUE		12,140
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		96,474
SOH/AGL Deduction		22,756
ASSESSED VALUE		73,718
TOTAL EXEMPTION VALUE	HX HB	48,718
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		96,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050824	Electrical Servic	0	09/16/2024
36699	STORAGE	154	05/08/2018
26043	M H	342	07/20/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/2601	8/11/2015	WD Q	Q	I	01	55,000
GRANTOR: BLACK CREEK CUSTOM HO						
GRANTEE: WILLIAM L WESTON						
1277/2247	7/11/2014	WD U	U	I	12	30,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BLACK CREEK CUSTOM						

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0031	BARN, MT AE	0	100	24	40	UT	9.00	9.00	100	2019	2019	3	100	8,640	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S30 E52 N30\$.												

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								