

COMM SE COR OF SEC, RUN W 617.23
RD, NW ALONG R/W 1223.01 FT, W 6
POB, CONT W 141 FT, N 318.13 FT,

GRAHAM LINDA (ESTATE)
485 SE RED CASON DR
LULU, FL 32061

2026

02-3S-16-01946-010



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Exterior Wall	00	N/A		0		
Roof Structure	03	GABLE/HIP		100		
Roof Cover	12	MODULAR	MT	100		
Interior Wall	04	PLYWOOD		100		
Interior Floor	08	SHT	VINYL	50		
Interior Floor	14	CARPET		50		
Air Condition	02	WINDOW		100		
Heating Type	04	AIR DUCTED		100		
Bedrooms		4		100		
Bathrooms		2		100		
Frame	01	NONE		100		
Stories	1.	1.		100		
Units		0		100		
Condition Adj	02	02		100		
Kitchen Adjus	01	01		100		
Quality	03	03				
DOR CODE	0200 MOBILE HOME					
MAP NUM		MKT AREA				06
NEIGHBORHOOD/LOC	2316.0200 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	312	100	2023	312	6,581	
BAS	960	100	2023	960	20,248	
UST	144	45	2023	65	1,371	
TOTALS	1,416			1,337	28,200	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,337	87.8850	52.73	70,500	1986	1986	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1272 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	28,200		
TOTAL MARKET OB/XF VALUE	7,600		
TOTAL LAND VALUE - MARKET	13,390		
TOTAL MARKET VALUE	49,190		
SOH/AGL Deduction	0		
ASSESSED VALUE	49,190		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	49,190		
TOTAL JUST VALUE	49,190		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	49,190		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1001	4/21/2022	WD P	I	98		1,000
GRANTOR: GRAHAM CAROL LYNN						
GRANTEE: BENHAMIN MICHAEL J						
0485/0611	2/01/1982	AG Q	V			4,000
GRANTOR:						
GRANTEE:						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		RSF/MH	0.00	0.00	1.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,390							

REVIEW DATE																																							
05/08/2023					BY ks					Total Acres: 1.03					Total Land Value: 13,390					Market: 0					Agricultural: 0					Common: 13,390					PRINTED 06/23/2026 BY SYS				