



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,464	100	
FOP	120	30	
UST	72	45	
TOTALS	1,656		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0		Heated Area: 1464					HX Base Yr	

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		129,185	
TOTAL MARKET OB/XF VALUE		11,421	
TOTAL LAND VALUE - MARKET		419,540	
TOTAL MARKET VALUE		170,696	
SOH/AGL Deduction		71,237	
ASSESSED VALUE		99,459	
TOTAL EXEMPTION VALUE	HX HB SX	99,459	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		560,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		560,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33375	M H	361	09/15/2015
13684	PUMP/UTPOL	30	02/24/1998
9868	M H	125	06/21/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/290	9/22/2025	LE U	I	I	14	100
GRANTOR: KOON GEORGE (ENH LE)						
GRANTEE: ARNETT KIMBERLY KOO						
1551/~293	9/22/2025	LE U	I	I	14	100
GRANTOR: KOON GEORGE R (ENH LE)						
GRANTEE: DAY KELLY LYNN (RMD)						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN,POLE	0	100	42	48	2,016.00	UT	0.40	100	0
2	0040	BARN,POLE	0	100	12	24	1.00	UT	0.00	100	0
3	0294	SHED WOOD/	0	100	12	14	1.00	UT	0.00	100	0
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	100	0
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2013
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2013
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013

TOTAL OB/XF												11,421			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 UST= W12 S6 E12 N6\$ S6 W12 S18 FOP= S4 E30 N4 W30\$ E64 N24\$.											

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	53.28	AC		1.00	1.00	1.00	445.00	445.00	23,710							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	40.00	40.00	880							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	75.28	AC		1.00	1.00	1.00	5,500.00	5,500.00	414,040							