

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	14	PREFIN	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK		100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		5		100	
Bathrooms		3		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	11616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	224,002
TOTALS	2,280			2,280	224,002

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2025		260,467	2013	2018	0	0	14.00	86.00	
				Heated Area: 2280			HX Base Yr 2025					

BAS  
2024

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			224,002
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			297,332
SOH/AGL Deduction			4,343
ASSESSED VALUE			292,989
TOTAL EXEMPTION VALUE	HX HB 13		292,989
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			297,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048418	Roof Replacement	12,200	10/16/2023
000048332	Mobile Home		10/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/2697	2/23/2024	WD	Q	I	01	305,000
GRANTOR: PEELER LESLIE EARL						
GRANTEE: RANDALL KENNETH						
1493/1996	6/23/2023	WD	Q	V	04	153,000
GRANTOR: JONES MICHAEL						
GRANTEE: PEELER LESLIE EARL						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2024	2023	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2024	2023	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=13,16] E76 S30 W76 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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130								