



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
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		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	21316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2025	1,566	167,158
TOTALS	1,566			1,566	167,158

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100% - 2025									
				Heated Area: 1566				HX Base Yr 2024				

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			167,158
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			33,000
TOTAL MARKET VALUE			203,658
SOH/AGL Deduction			6,316
ASSESSED VALUE			197,342
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			145,931
TOTAL JUST VALUE			203,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048476	Mobile Home		10/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1776	10/24/2023	WD	U	I	30	20,000
GRANTOR: JAKUBOWYCZ MICHAEL JA						
GRANTEE: KARI CASSANDRA CELE						
1356/2317	3/23/2018	WD	Q	I	01	37,000
GRANTOR: THOMAS G & SUSAN G WI						
GRANTEE: MICHAEL JAMES JAKUB						

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	0296	SHED METAL	0	100	0	0			0.00	100	2008	2008	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0			0.00	100	2014	2014	3	100	200	
3	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	

TOTAL OB/XF													3,500				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/08/2025	MLU										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=18,12] E58 S27 W58 N27 \$												

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		RSF/MR	72.00	243.00	1.00	LT		1.00	1.00	1.50	22,000.00	33,000.00	33,000								