

LOT 9 SOUTHERN EXPOSURES UNR: CO
S1/2 OF SEC 25, RUN E 1180.90 FT
POB, RUN E 787.25 FT TO C/L 60 F

RAMKHELAWAN RAJROOP/RAMKHELAWAN BIBI
15830 N W 16TH STREET
PEMBROKE PINES, FL 33028

2026

25-5S-15-00479-309

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	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25515.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,736	100	2026
TOTALS	1,736		190,283

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	0%	- 2026	Heated Area: 1736			HX Base Yr				
TOTALS	1,736											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		190,283	
TOTAL MARKET OB/XF VALUE		7,200	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		307,593	
SOH/AGL Deduction		37,566	
ASSESSED VALUE		270,027	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		270,027	
TOTAL JUST VALUE		307,593	
NCON VALUE		197,483	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052015	Mobile Home		01/07/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0694	1/04/2016	WD	Q	V	01	50,000
GRANTOR: JEAN MONESTIME						
GRANTEE: RAJROOP & BIBI RAMK						
1038/1858	1/24/2005	WD	Q	V		60,000
GRANTOR: DAVID E MANGRUM & GEO						
GRANTEE: JEAN MONESTIME						

EXTRA FEATURES		169 SW DUREN PL, LAKE CITY															
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	0081	DECKING WI	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		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=2026;ORIG=15,15] E56 S31 W56 N31 \$	

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110									