

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	04 04				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	26315.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	64,278
UOP	200	25		50	2,289
TOTALS	1,604			1,454	66,567

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2024	Heated Area: 1404					HX Base Yr 2024	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,567
TOTAL MARKET OB/XF VALUE		16,263
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		137,830
SOH/AGL Deduction		15,564
ASSESSED VALUE		122,266
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,855
TOTAL JUST VALUE		137,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20746	M H	125	05/27/2003
15748	M H	125	07/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2142	8/11/2023	WD	Q	I	01	109,000
GRANTOR: BAIN RACHEL CHRISTINA						
GRANTEE: WILLIAMS RIPLEY EUG						
1434/526	4/05/2021	QC	U	I	11	100
GRANTOR: MELADY FRED A						
GRANTEE: BAIN RACHEL CHRISTI						

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	0166	CONC, PAVMT	0	100	24	43	1.00	UT	0.00	100	0	0	3	100	1,155	
2	0210	GARAGE U	0	100	24	24	576.00	UT	8.00	100	0	0	3	100	4,608	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	100	0	0	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	200	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	1,200	
8	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	600	
TOTALS												16,263				

BLD DATE		LGL DATE	
04/22/2026	MLU		

BUILDING NOTES	
BAS= W52 S27 E16 UOP= S10 E20 N10 W20\$ E36 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							