

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	13	LAM/VNLPLK	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	01
NEIGHBORHOOD/LOC	27416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,403	100	2023
FOP	170	35	2023
TOTALS	2,573		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	4	100%	- 2025	Heated Area: 2403		HX Base Yr 2025				

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		281,857
TOTAL MARKET OB/XF VALUE		29,900
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		351,757
SOH/AGL Deduction		0
ASSESSED VALUE		351,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		300,346
TOTAL JUST VALUE		351,757
NCON VALUE		18,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053248	Storage Building	17,702	05/28/2025
000053102	Right-of-Way Acce		05/13/2025
40374	M H	0	08/17/2020
21030	M H	125	08/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1496/557	7/25/2023	WD Q	Q	I	01	340,000
GRANTOR: ROBERTSON WILLIAM TOD						
GRANTEE: WILSON JUSTIN						
1470/1503	6/28/2022	WD Q	Q	I	01	300,000
GRANTOR: STEELE JOSH						
GRANTEE: ROBERTSON WILLIAM T						

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	UT	0.00	0.00	100	2019	2019	3	100	800	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2020	2020	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
5	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	UT	500.00	500.00	100	2023	2022		100	500	
7	0252	LEAN-TO W/	0	100	0	0	UT	800.00	800.00	100	2023	2022		100	800	
8	0030	BARN,MT	0	100	30	40	UT	1,200.00	15.00	100	2026	2025		100	18,000	

LAND DESCRIPTION												TOTAL OB/XF				29,900								
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	335.00	316.00	2.00	LT		1.00	1.00	0.80	25,000.00	20,000.00	40,000							

REVIEW DATE 07/15/2025 BY JB																													
Total Acres: 2.43						Total Land Value: 40,000						Market: 0						Agricultural: 0						Common: 40,000					