

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	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	02
NEIGHBORHOOD/LOC	32516.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,100	100	
FCP	450	25	2026
FEP	336	85	2026
FOP	240	35	2026
UST	450	45	2026
TOTALS	3,576		
			2,784
			307,872

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	- 2022	Heated Area: 2100		HX Base Yr 2022				

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,872
TOTAL MARKET OB/XF VALUE		36,830
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		409,702
SOH/AGL Deduction		165,137
ASSESSED VALUE		244,565
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,154
TOTAL JUST VALUE		409,702
NCON VALUE		84,971
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41151	M H		01/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1726	7/19/2019	WD Q	Q	V	01	44,500
GRANTOR: DANIEL M WINKEL & ERI						
GRANTEE: ALAN L & DEBBY M BU						
1321/1256	9/01/2016	WD Q	Q	V	01	25,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: DANIEL M WINKEL & E						

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	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
2	0190	FPCL PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2021		100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN, MT AE	0	100	30	40	1.00	UT	16,800.00	16,800.00	100	2021	2021		100	16,800	
5	0030	BARN, MT	0	100	20	24	1.00	UT	7,680.00	7,680.00	100	2026	2025		100	7,680	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	350.00	350.00	100	2026	2025		100	350	
8	0060	CARPORT F	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=24,15] E70 S30 W70 N30 \$	
FEP=[YR=2026;ORIG=48,3] E28 S12 W28 N12 \$	
UST=[YR=2026;ORIG=-6,15] E30 S15 W30 N15 \$	
FCP=[YR=2026;ORIG=-6,30] E30 S15 W30 N15 \$	
FOP=[YR=2026;ORIG=53,45] E20 S12 W20 N12 \$	

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	65,000.00	65,000.00	65,000							