

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,566	100	1,566
			SUBAREA MARKET VALUE
			63,536
TOTALS	1,566		1,566
			63,536

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,566	117.6000	88.20	138,121	2000	2000	0	0	54.00	46.00		
1 M/H 94+ - 100% - 2001 Heated Area: 1566 HX Base Yr 2001													

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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				63,536	
TOTAL MARKET OB/XF VALUE				2,940	
TOTAL LAND VALUE - MARKET				68,580	
TOTAL MARKET VALUE				135,056	
SOH/AGL Deduction				60,723	
ASSESSED VALUE				74,333	
TOTAL EXEMPTION VALUE				HX HB WR 54,333	
BASE TAXABLE VALUE				20,000	
TOTAL JUST VALUE				135,056	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				133,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007278	INSTALL 24X26 MET	40,054	06/20/2024
MH003001	MH MOVE-ON	0	04/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1868	3/24/2017	FJ	U	I	11	100
GRANTOR: CRANE ROSETTA MADISON						
GRANTEE: CRANE AGNES M, BETT						
0868/0310	2/17/1999	WD	U	V	21	11,000
GRANTOR: CRANE RUDOLPH & ROSET						
GRANTEE: RAYSOR CHARLES H &						

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2000	2000	3	84	2,940	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

BUILDING NOTES													
45275 BROWNS FARM RD, CALLAHAN													

BUILDING DIMENSIONS													
BAS=[YR=2000] W58 S27 E58 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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.81	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,580							