

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	08	SHT VINYL	20
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	04	Quality Level 04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	1999
USP	336	50	2026
TOTALS	1,740		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 2021							
				Heated Area: 1404			HX Base Yr 2021				
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										05/21/2025	MLU

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		120,408	
TOTAL MARKET OB/XF VALUE		5,899	
TOTAL LAND VALUE - MARKET		48,150	
TOTAL MARKET VALUE		174,457	
SOH/AGL Deduction		53,004	
ASSESSED VALUE		121,453	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		70,731	
TOTAL JUST VALUE		174,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1121	10/30/2020	WD	Q	I	02	141,000
GRANTOR: JENKINS KAISYN T						
GRANTEE: CELSO ADAM						
2228/0195	10/01/2018	WD	Q	I	01	105,000
GRANTOR: PHILLIPS STEPHEN						
GRANTEE: JENKINS KAISYN T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			6.50	100	2001
2	0681	POLE SHED	0	100	12	20	SF	15.00	15.00	100	2001
3	0940	SHEDS/PORT	0	100	12	20	SF	30.00	30.00	100	2001

TOTAL OB/XF												5,899
54203 HUCKLEBERRY LN, CALLAHAN												

BUILDING NOTES											
BAS=[YR=1999;ORIG=0,0] W52 S27 E52 N27 \$ USP=[YR=2026;ORIG=-52,-14] E24 S14 W24 N14 \$											

BUILDING DIMENSIONS											
BAS=[YR=1999;ORIG=0,0] W52 S27 E52 N27 \$ USP=[YR=2026;ORIG=-52,-14] E24 S14 W24 N14 \$											

LAND DESCRIPTION												TOTAL OB/XF												5,899
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	000100	C	RES	100	0005	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							