

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	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2006
UOP	352	25	2013
TOTALS	2,632		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	2,368	137.7200	117.06	277,198	2002	2007	0	0	42.00	58.00														
1 M/H 94+ - 100% - 2007 Heated Area: 2280 HX Base Yr 2007																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/21/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				05/21/2025	MLU																				

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		160,775	
TOTAL MARKET OB/XF VALUE		4,847	
TOTAL LAND VALUE - MARKET		56,700	
TOTAL MARKET VALUE		222,322	
SOH/AGL Deduction		133,058	
ASSESSED VALUE		89,264	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		38,542	
TOTAL JUST VALUE		222,322	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,593	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1265/1809	10/14/2004	WD	Q	I		30,000
GRANTOR: HIGGINBOTHAM MARVIN &						
GRANTEE: MORRIS RONALD JR &						

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	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	1242	WD DECK A	0	100	26	12	SF	10.00	10.00	100	2014	2014	3	60	1,872	
TOTALS														4,847		

BUILDING NOTES													
BAS=[YR=2006] W16 UOP=[YR=2013] N11 W32 S11 E32\$ W60 S30 E76 N30\$.													

BUILDING DIMENSIONS													
BAS=[YR=2006] W16 UOP=[YR=2013] N11 W32 S11 E32\$ W60 S30 E76 N30\$.													

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	000100	C	RES	100	0005	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							