



BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,432	116.2000	98.77	141,439	1995	1995	0	0	70.00	30.00

1 M/H 94+ - 100% - 1996
Heated Area: 1056
HX Base Yr 1996

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			42,432
TOTAL MARKET OB/XF VALUE			672
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			93,104
SOH/AGL Deduction			41,719
ASSESSED VALUE			51,385
TOTAL EXEMPTION VALUE	HX HB	26,385	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			93,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,150

Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1995	1,056	31,290
FST	224	65	1995	146	4,326
USP	396	50	1997	198	5,867
USP	64	50	1998	32	948
TOTALS	1,740			1,432	42,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973908	GARAGE	40,800	05/01/1997
MHU95860	MH MOVE-ON	0	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/1908	5/19/1994	WD	U	V	13	22,500
GRANTOR: SHEFFIELD WM F PROFIT						
GRANTEE: KILGORE KATHY L						
0704/0053	5/09/1994	WD	Q	I	06	19,900
GRANTOR: WYSE RICHARD & ROBERT						
GRANTEE: SHEFFIELD WM INC PR						

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	1242	WD DECK A	0	100	0	96.00	SF	10.00	10.00	100	2016	2016	3	70	672	

54358 POINT SOUTH DR, CALLAHAN												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	03/31/2025	MLU
												INC DATE		AG DATE		

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1995] W28 USP=[YR=1997] W9 S2 W10 S10 USP=[YR=1998] W8 S8 BAS=[YR=1995] W11 S16 E66 N16 W55\$ E8 N8\$ S8 E22 N12 W3 N8\$ S8 E28 N8\$.											

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							