

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100		
Frame	02	WOOD	FRAME	100		
Exterior Wall	30	VINYL	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floo	08	SHT VINYL	100			
Heating Type	04	AIR DUCTED	100			
Air Condition	03	CENTRAL	100			
Bedrooms		3	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Class	00	N/A	100			
Units		0	100			
Quality	03	AVERAGE				
DOR CODE	5000	IMPRVD AG RES				
MAP NUM	5	MKT AREA	13			
NEIGHBORHOOD/LOC	000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,512	100	2022	1,512	107,702	
DCK	16	10	2022	2	142	
USP	420	50	2022	210	14,959	
TOTALS	1,948			1,724	122,804	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100%	- 2023								
				Heated Area: 1512				HX Base Yr 2023			

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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		122,804				
TOTAL MARKET OB/XF VALUE		10,682				
TOTAL LAND VALUE - MARKET		99,000				
TOTAL MARKET VALUE		152,126				
SOH/AGL Deduction		47,624				
ASSESSED VALUE		104,502				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		54,502				
TOTAL JUST VALUE		232,486				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		120,022				
JILL SSN RMVD.						
QSTNR RTND - NO CHANGE IN RESIDENCY, DIVORCED JILL						
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 4/2/24						
2024 HQ DOR DUPLICATE SS LIST LEON CO KUPERBERG JI						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22001053	MH-CO	0	11/09/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/0035	11/20/2020	QC	U	V	30	100
GRANTOR: COX GLORIA J						
GRANTEE: KUPERBERG LEE D						

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	0030	BARN, POLE	0	100 36 30	1,080.00	SF	9.00	9.00	100	2022	2022	3	97	9,428	
2	0700	PORT BLDG	0	100 16 10	160.00	SF	8.00	8.00	100	2022	2022	3	98	1,254	

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	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	11.20	AC		1.00	1.00	1.00	325.00	325.00	3,640							