ADKINS, JEREMY LUCION JR. **Parcel ID: 04-Q-06-019-M-**

934 SUNSHINE RD — PLAT: / UNIQ ID 384882 — SPLIT FROM ID

2000221072 — ID NO: 265400-76-4297

BOON HILL F/D (100), COUNTY TAX (100) — CARD NO. 1 of 1

Reval Year: 2019 Tax Year: 2024 — NCSR 2360 — 1.0100 AC — SRC=

Appraised By on 01/01/2019 00581 SUNSHINE MEADOWS — TW-04 CI- FR-22 — EX- — AT- — LAST ACTION 20231207

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	8.00
Sub Floor System	4
Plywood	11.00
Exterior Walls	10
Aluminum/Vinyl Siding	32.00
Roofing Structure	03
Gable	9.00
Roofing Cover	03
Asphalt or Composition Shingle	5.00
Interior Wall Construction	5
Drywall/Sheetrock	28.00
Interior Floor Cover	07
Vinyl Tile	0.00
Interior Floor Cover	14
Carpet	8.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	5.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/2/0	0.000
Bedrooms	
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
TOTAL POINT VALUE	112.000

BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	1	MARKET FACTOR 1.0	1.00
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR			0.990
TOTAL QUALITY INDEX			111

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
02A	02	1,224	111	75.48	92387	2019	2019

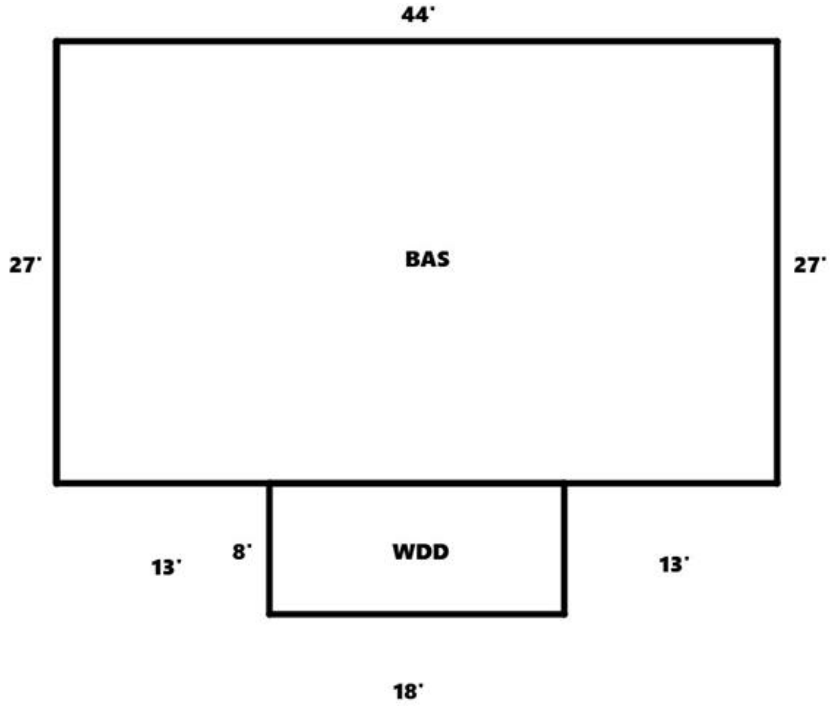
DEPRECIATION

NORM	0.02000
% GOOD	98.0

Manufactured Home

TYPE: MANUFACTURED HOME (DW) AFFIXED

STYLE: 1 - 1.0 Story



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	90,540
DEPR. OB/XF VALUE - CARD	22,200
MARKET LAND VALUE - CARD	23,000
TOTAL MARKET VALUE - CARD	135,740
TOTAL APPRAISED VALUE - CARD	135,740
TOTAL APPRAISED VALUE - PARCEL	135,740
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	135,740

PRIOR	
BUILDING VALUE	0
OBXF VALUE	0
LAND VALUE	23,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	23,000

PERMIT			
CODE	DATE	NO.	WT.
D	09/27/2022	171997	UNGAR
D	05/01/2019	149337	MHDW

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
06534	0680	8	2023	WD	U	I	0
05399	0615	8	2019	WD	U	I	27,500
05215	0374	9	2018	CM	U	V	0
04439	0008	4	2014	WD	U	I	17,000
04382	0751	11	2013	WD	U	I	5,500
03685	0711	4	2009	WD	U	I	0
02355	0115	12	2002	WD	Q	I	57,500
02317	0931	10	2002	WD	U	V	59,000

HEATED AREA 1,188

NOTES

2-9-22 FOP ADDED PER L/CF22

10/20/23SM FOP TO WDD, MTL GRG ADD F24 /PICTO

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	1,188	100	89670
WDD	144	025	2717
SUBAREA TOTALS	1,332		92,387

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
60	FRAME BLDG		40	30	1,200	18.50	100.00	1	2022	2022	S3		100	22200
TOTAL OB/XF VALUE														22200

BLDG DIMENSIONS BAS=W44S27N27S27E13E18E13N27Area:1188;WDD=S8E18N8W18Area:144;TotalArea:1332

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RESIDENTIAL LOT	0105	RAG	0	0	1.0000	0	1.0000	1.01 AC		23,000.00	1.000	LT	1.000	23,000.00	23000	0	
TOTAL MARKET LAND DATA															23000		
TOTAL PRESENT USE DATA																	